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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: XPWVX0DL/2024/TCP

Date: 8/20/24 2:53 PM

From:

Village Panchayat

Thadangam

To :

Mr K MURALI,
S/o Mr KAVERI,
3/907 V.JETTIHALLI,
DHARMAPURI-636701.

Online Application Number: XPWVX0DL

Sir/ Madam,

Sub :

Residential Layout – District Town And Country Planning Office - Thadangam Panchayat Office - Dharmapuri – Dharmapuri District – Nallampalli Taluk / Panchayat Union – Thadangam Panchayat / Village S.F.No. 542/3 - extent 0.50.50 Hectare – Layout Final Approval Issued –Reg.

Ref :

1) Application No (SWP): XPWVX0DL submitted on 15.05.2024 through Single Window Portal by Mr .K.Murali.
2) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
3) G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.
4) Government Letter No. 19113/4(3) / 2017-1, Housing and Urban Development Department, Dated:30.08.2017
5) Letter No. 13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
6) G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 &G.O.16 Department of Municipal Administration and Water Supply,
Dated: 31.01.2020.
7) Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
8) G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
9) G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
10) Letter Roc. No. 19799/2020 Dated : 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)

11) Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)
12) Letter Roc.No. E2/2446/2024 Dated:04.04.2024 Of Joint Director of Agriculture Department, Dharmapuri District.
13) Letter Roc No. 320/2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai (Circular)
14) G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
15) Letter sent to Applicant on 22.05.2024 Regarding to hand over the portion of land earmarked for Road, Park, Public purpose
and TANGEDCO.
16) Gift deed document no. 3103/2024 Dated: 27.05.2024. and 3112/2024 Dated: 27.05.2024.
17) Payment of OSR charges and Centage charges received from the applicant respectively on 28.05.2024 and 29.05.2024.
18) Payment of Approval charges received from the applicant on 20.08.2024.

Body:

ORDER :
The application seeking Final Layout Approval for the proposed formation of Residential Layout to an extent of 0.50.50 Hectare in
the land bearing S.F.No.542/3 at
Thadangam Panchayat / Village of Nallampalli Taluk, Nallampalli Panchayat Union, Dharmapuri District was processed as per the
prevailing rules and after perusing the
records and after conducting site inspection, the applicant was directed to hand over the portion of land earmarked for Road, Public purpose Meant for Local body
and TANGEDCO.vide reference 15th cited above
On Receipt of Gift deeds vide reference 16th cited above and On receipt of payment of charges such as OSR charges and
Centage charges vide reference 17th cited
above, the technical clearance is issued to the mentioned Residential Layout subject to the following conditions.
1) The Technical Approval is issued to the above mentioned Residential Layout and the number is assigned as SWP
/DTCP/Dharmapuri / Layout No : 47/2024

SPECIAL CONDITIONS:
1) This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only
the entitlement to develop the
land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property
must individually ascertain the
ownership of the property of the developer / seller. If any dispute arises towards the ownership, the same shall be settled through
the appropriate forum. This office is
not the appropriate authority to decide on this.
2) The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified
by the local body concerned or to
pay the estimate cost to the local body. local body shall prescribe the standards for the provisions of basic infrastructure like
roads, drains, water supply etc. for the
Residential Subdivision, as per existing rules. Before taking over the Infrastructure developed by the owners/ developers, the
local bodies shall ensure the quality of
the works done by the owners/ developers Reasonable period to be prescribed for up keep / maintenance of the roads and drains
by the owners / developers.
Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout
or 5 years whichever is later
as envisaged under the directions issued by the Government Order vide references 6th,8th, 9th and 14th cited above.
3) As envisaged under the “ Tamil Nadu Real Estate (Regulation & Development) Act 2016, the promoter has to advertise,

market, book, sell or offer for sale or
invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or
Part of it only after registering the real
Estate project with the Real Estate Authority. The applicant has to comply the said provisions.
4) Before to Start Building Work on the Approved Plot, The plot holders should apply building planning permission to the Panchayat Office.
5) After Completion of building work, they advised to get Property tax.

Village

Signature valid

Signed by: Village Panchayat President
Location:Dharmapuri
Date:2024.08.20 14:53:12

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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