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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 8B4DXFT Date: 3/28/25 4:09 PM

From:

Village Panchayat

P. Viralipatti

To :

Mr.C.Subramanian
Door.No:1-37, East Street, Uthangal Puthupatti, Kanavaypatti, Nilakottai (TK) Dindigul (Dist)624202

Online Application Number: 8B4DXBFT

Sir/ Madam,

Sub :

Residential Layout – S.No.189/5, P.Viralipatti Village, P.Viralipatti Panchayat, Vathalagundu Union, Nilakkottai Taluk – Dindigul District – Extent 8400.00sqm (2.071/2 Acre) – Reg.

Ref :

1. Applicants Mr.C.Subramanian Letter No. 8B4DXBFT, dated 03.12.2025.
2. District Town and country planning Office, Dindigul District Letter No. 8B4DXBFT. (Road pattern issued on dated: 27.02.2024).
3. Joint Director Agriculture department, Letter No. Mathi 4/6011/2023, date 27.06.2023.
4. Circular from the Director of Town and Country Planning, Roc. No 19799 / 2020, Dated: 24.10.2020
5. Applicants Mr.C.Subramanian Letter No. 8B4DXBFT, dated 03.12.2025 Gift deed document no. 1271/2025, dated 18.03.2025.
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply Dated: 31.01.2020.
9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
11. Government Letter No. 19113/ Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Circular from the Commissioner of Town and Country Planning Latter no. 13686/2017/LA1, Dated: 08.09.2017.

13. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated: 07.01.2022 Ref:
14. Demand Payment Request Letter No.8B4DXBFT, Dated: 26.03.2025 (requiring payment of Centage Fee).
15. Applicants Mr.C.Subramanian Letter No. 8B4DXBFT, Dated: 12.12.2024. Payment of Centage Fee).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

Body:

Application for layout approval has been scrutinized and permission is granted for S.No.189/5, P.Viralipatti Village, P.Viralipatti Panchayat, Vathalagundu Union, Nilakkottai Taluk, Dindigul District – Extent 8400.00sqm (2.071/2 Acre). The layout is approved, and the ROC NO: 8B4DXBFT/2024/TCP has been issued with SWP/DTCP/DINDIGUL/LAYOUT NO: 46/2025 by Town and Country and Planning Department.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the District Town and Country Planning on 18.03.2025. Further the applicant Mr.C.Subramanian has gift deed the road, road splay and Public Purpose, OSR, Tangedco areas has been handed over to the Special Officer / Block Develepment Officer(VP), P.Viralipatti Panchayat on 28.03.2025. Hence, this residential layout has been approved

As per the condition, the layout has been approved by Panchayat Special Officer / Block Develepment Officer(VP) and Approved number issued ROC as 01/2024-25/VP. And enclosed with 2 set of original maps and gift deeded documents.

Village

Signature valid

Signed by: Village Panchayat President
Location:Dindigul
Date:2025.03.28 16:09:07

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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