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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: Roc.No.192/2024/A2, Layout Approval No.01/2024-2025, Dated : 28/08/2024

Date: 8/28/24 6:59 PM

From:

Executive officer

13,Anna Nagar, Thadicombu Tp,Thadicombu,Dindigul West(Tk),Dindigul (Dt),624709

To :

Mr.S.R. Ganesan and 3 Others, Door No.1/588, 68/9, Indira Nagar, Chettinayakkanpatti Village, Dindigul West Taluk, Dindigul - 624004.

Online Application Number: M58Y822P

Sir/ Madam,

Sub :

Layout – Town Panchayat Administration - Dindigul District –Thadicombu Town Panchayat –Thadicombu Revenue Village - S.F.Nos. 2334/2A & 2334/3 Extent of 2.40 Acre or 9710.00 Sq.mtr - Technical Sanction and Planning Permission accorded from Dindigul Local Planning Authority – Issue of Final approval by Town Panchayat for 47 Nos. Plots in the Residential Layout – Ordered - Reg.

Ref :

1. Mr.S.R. Ganesan and 3 Others, Door No.1/588, 68/9, Indira Nagar, Chettinayakkanpatti Village, Dindigul West Taluk, Dindigul - 624004 Online Application. M58Y822P/2024/TCP, Dated : 23.02.2024.
2. Joint Director /Deputy Director / Assistant Director, Town and Country Planning Office, Dindigul Letter No. M58Y822P/2024/TCP (Road Pattern approved).
3. Applicants Mr.S.R. Ganesan and 3 Others Gift Deed Document No.2046/2024 and 2047/2024, Dated : 13.03.2024.
4. Joint Director /Deputy Director / Assistant Director Town and Country Planning Office, Coimbatore Approved Roc.No. M58Y822P/2024/TCP, Date : 19.03.2024 (Technical Sanction No.47/2024).
5. Thadicombu Town Panchayat Council Resolution No.348/2024. Dated:31.07.2024.
6. Special and Important Condition laid in this Office Letter Roc.No.192/2024/B, Dated : 27.08.2024.

7. Agreement of Mr.S.R. Ganesan and 3 Others Dated : 27.08.2024.
8. Connected Records.

Body:

Mr.S.R. Ganesan and 3 Others, Door No.1/588, 68/9, Indira Nagar, Chettinayakkanpatti Village, Dindigul West Taluk, Dindigul - 624004. Vide Ref No.1 cited have requested Residential Layout permission for their layout situated in Dindigul District, Thadicombu Town Panchayat, Thadicombu Revenue Village S.F.Nos. S.F.Nos. 2334/2A & 2334/3 Extent of 2.40 Acre or 9710.00 Sq.mtr. The Joint Director / Deputy Director / Assistant Director, Director of Town and Country Planning, Dindigul in his letter cited in Ref No.2 has intimated to handover the proposed Roads, Parks and Other Public Places in S.F. No's stated above as shown in the Road Layout Map to the Executive Officer, Thadicombu Town Panchayat. The said Roads, Parks and Other Public Places have been handed over by the applicant to the Executive Officer, Thadicombu Town Panchayat vide Dindigul No.2 Joint Sub Register Office Document Registration No.2046/2024 and 2047/2024, Dated : 13.03.2024 handed over. The Joint Director / Deputy Director of Town and Country Planning, Dindigul has accorded Layout approved Technical Sanction No.47/2024 for the Residential Layout vide Ref No.4. The Town Panchayat Council has given consent vide Ref No.5 its Resolution No.348/2024, Dated:31.07.2024 for Residential Layout (47 Plots) in Thadicombu Revenue Village is S.F.Nos. 2334/2A & 2334/3 Extent of 2.40 Acre or 9710.00 Sq.mtr. As per Tamilnadu Combined Building Plan Rules – 2019 – Rule No.10 and 47, Sanctions accorded by the Concerned Departments, Resolution passed by Thadicombu Town Panchayat Resolution No.348/2024, Date: 31.07.2024, Agreement executed by the Applicants, Final Approval here by accorded subject to the laid the ANNEXURE – I.

Details : (1). Area of the Layout. Extent of 2.40 Acre or 9710.00 Sq.mtr. (2) Area of Roads 2607.17 Square Meters, (3) Area of Park 716.91 Square Meters (4).General Provision for Local Government Public Purpose 41.64 Square Meters, (5). The allotment area to TANGEDCO is 41.46 Square Meters, (6). The Extent of Net Plots area is 6302.82 Sq.mtr (6). The Number of Approved Plots is 47. Plot No.1 to 47

Executive officer

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

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The LandLens suite
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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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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.