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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 002/2025-2026
81505XEP/2025/TCP

Date: 7/26/25 6:23 PM

From:

Village Panchayat

Vakkampatti

To :

Thiru.K .Thirumalaisamy,
S/o Kumarasamy,
48 Treasury Colony,
Union office opp Oddanchatram,
Oddanchatram,
Dindigul-624619.

Online Application Number: 81505XEP

Sir/ Madam,

Sub :

Residential Layout- Office of the District Town and Country Planning– Dindigul District –Dindigul LPA Area – Athur Taluk - Athur
Panchayat Union – Vakkampatty Panchayat / Village -S.F.No. 63/1A – Extent of 2.10 Acres (8500.00 Sq.m)–Application received
for residential layout approval- Planning Permission issued - forwarded for further action - Reg.

Ref :

1. Applicants Thiru.K.Thirumalaisamy , Online application number: 81505XEP, dated:17.04.2025.
2. Deputy Director,District Town and country planning Office, Dindigul District, OSR Fees demand and Road pattern
approved,online Letter No: 81505XEP, dated: 09.06.2025.
3. Joint Director, Agriculture department, Dindigul District, Letter NA.(Planning Area)
4. Circular from the Director of Town and Country Planning, Roc.No:19799 / 2020, dated: 24.12.2020
5. Applicants Thiru.K.Thirumalaisamy,Online letter No: 81505XEP, dated: 11.06.2025, Gift deed document No:1228/2025 and
1229/2025, dated: 10.06.2025.
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, Letter 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
14. Demand payment request through online Letter No. 81505XEP, dated: 12.06.2025 (Requiring payment of Centage Fee
&Development Fee)
15. Applicants Thiru.K.Thirumalaisamy ,Payment of Centage Fee, Development Fee, dated: 17.06.2025.
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
17. G.O.452, Housing and Urban Development Department, Dated: 02.12.2024(Agricultural use zone to Residential Use zone).
18. Tamilnadu Government Gazette no:08,Part-VI,Section-1,Page No: 107 , dated:26.02.2025 (Agricultural use zone to
Residential Use zone).

Body:

Details of allotments of polts for which FINAL APPROVAL HAS BEEN GRANTED. Dindigul LPA Area,AthurTaluk , Athur Panchayat Union , Vakkampatty Panchayat / Village , S.F.No. 63/1A , Extentof 2.10 Acres(8500.00 Sq.m
1. As per the condition, Planning Permissionhas been given for the residential layout and the approved number issued as SWP/LPA/ DINDIGUL/ LAYOUT NO: 27/2025 and Planning Permission issued and numbered asSWP/LPA/DINDIGUL / PLANNING PERMISSION NO. 30/2025 in digitally signed layout drawing. The Planning Permission
issued layout drawing and Gift deed documents are herewith forwarded to the Local body for further action.
2. The local body shall accord permission/approval duly following the rules/regulations issued from time to time under therespective Act provisions and also after collecting requisite fees/charges as applicable
3. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this officeimmediately as per Layout Condition no.9 (b).
4. After final approval in the local body, it is requested to send the approved residential layout map to the concerned subregistrars of registration department and Survey & land records department for information and appropriate action.
Allotment details of approved layout plan
layout approval fees :146939
inspection fees :2500
a. Site Extent:2.10 Acres (or) 8500.00Sq.m
b. No. of Plots : 43+ Owners Use-02
c. Gifted over to Local Body :
Layout Road : 2582.44 sq.m
Public Purpose - 1 :36.52 sqm (0.62 %)
TANGEDCO Purpose :34.35 sq.m (0.58 %)
Park Area(OSR) :609.73 sq

Village

Signature valid

Signed by: Village Panchayat President
Location:Dindigul
Date:2025.07.26 18:23:00

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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