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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 05/2025-26/Seelapadi

**Date:** 11/3/25 6:37 PM

From:

Village Panchayat

SEELAPADI

To :

Mr.B.Senthil Kumar,
4/1/21, Vadamadurai post,
Vadamadurai,
Dindigul District – 624802.

Online Application Number: LPNMUKOG

Sir/ Madam,

Sub :

Residential Subdivision - Dindigul District – Dindigul Panchayat Union - Dindigul West Taluk - Seelapadi Panchayat / Village - S.F.No.474/4A1C & 4B1C - Extent of 0.28 Acres (1140.00 Sq.Mtr) – Application received for Residential Subdivision approval- Final order Permission issued - Reg.

Ref :

1.Applicants Mr.B.Senthil Kumar Letter No. LPNMUKOG, dated: 10.05.2024.
2.District Town and country planning Office, Dindigul District Letter No LPNMUKOG . (Road pattern issued on dated: 24.06.2024.)
3.Joint Director Agriculture department, Letter NA.(Planning Area).
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5.Applicants Mr.B.Senthil Kumar Letter No. LPNMUKOG , Dated: 26.06.2024.(Gift deed document no. 2339/2024 dated: 18.07.2024).
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 Letter No. LPNMUKOG , Dated: 25.07.2024 (requiring payment of Centage Fee, OSR Guideline Value Fee).
15.Applicants Mr.B.Senthil Kumar Letter No. LPNMUKOG , Dated: 26.07.2024.(Payment of Centage Fee).
16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
17.Local body Demand Generation Dated:28.10.2025.

Body:

Application for Residential Subdivision approval has been scrutinized, and permission is granted for S.F.No.474/4A1C & 4B1C - Extent of 0.28 Acres (1140.00 Sq.Mtr) of Seelapadi Village Panchayat, Dindigul Block, Dindigul District, The Residential Subdivision is approved, and the applicant ROC NO : LPNMUKOG/2024/TCP has been issued with SWP/LPA/DINDIGUL/PLANNING PERMISSION NO:35/2024 and SWP/LPA/DINDIGUL/ SUBDIVISION NO:32/2024.

In the continuation, with reference to the 2nd cited letter, Residential Subdivision demand request has been issued on dated: 28.10.2025, Further the Applicants Thiru.B.Senthil Kumar,has paid the demand fees to government on 29.10.2025. Hence, this Residential Subdivision plan has been approved with below conditions.

1. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any problem arises regarding the ownership of land for the plot, it should be considered and decided by the local body.

b) When the said plots are approved by the Local Body, a copy of the approval should be sent to this office, along with a copy of certificate / Acknowledgement (gift deed document) of handover of the public open spaces to the local body concerned.

2. Once the applicant receives the approval of the Residential Subdivision plan from the District Town and country planning office, the approved Residential Subdivision shall be permanently displayed at the entrance of the site without any change and complete details for public view through a 60cm x 120cm permanent display board along with the details of resolution number and date of the site.

3.The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right can be asserted on the ground that site has been approved where there is no actual title to the land.

4. If the Documents provided for the land ownership and others documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission / Concurrence approval for the plot might be affected, the planning permission/ concurrence granted to the site will be cancelled by the District Town and Country Planning department without any prior notice.

5. A copy of the plan approved by the District Town and Country Planning Department along with a copy of this order shall be compulsorily provided to the purchasers while the plots are sold.

6.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020 in Continution after Residential Subdivision approval issued any violation or complaint have received in the basic amenities then immediatly necesary charge will be fined.

7.Any violation to be make in independently to the Residential Subdivision plan approval will be Re-considerable from Local body authority.

8. The conditions will following strickly any violation subdivision permission final order will be Re-considerable.

As per the condition, the Residential Subdivision has been approved by panchayat and approved number issued ROC as 05/2025-26/Seelapadi. and enclosed with 2 set of original maps and gift deeded documents.

Allotment details of Subdivision plan:

a. Site Extent :0.28 Acres (or)1140.00sq.m.

b. No of Plots : 06 Nos

**Village**

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

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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.