Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 8MRLBIMX/2023/TCP

Date: 4/20/24 5:48 PM

From:

Village Panchayat

Kokkarapatty

To :

C UTHAMAN and 2 others,
D.No.04/33-4, Keelbatchapettai,
Harur Town, Harur Taluk,
Dharmapuri – 636903.

Online Application Number: 8MRLBIMX

Sir/ Madam,

Sub :

Residential Layout – Kokkarapatti Panchayat Office, Dharmapuri – Dharmapuri District – Pappireddipatti Taluk - Harur Panchayat Union - Kokkarapatti Panchayat - Erumiyampatty Village S.F.No. 19/11 and 20/4B - extent 0.21.86 Hectare –
Technical Approval Issued – Forwarded For Further Action –Reg.

Ref :

1) Application No (SWP): 8MRLBIMX Received on 08.12.2023 through Single Window Portal from DTCP Dharmapuri, Submitted by Mr.C.UTHAMAN and 2 others,
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. E2/8551/2023 Dated: 16.10.2023 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 20.10.2023 Regarding to hand over the portion of land earmarked for Road, Park, Public purpose and TANGEDCO.
16) Gift deed document no. 8205/2023 Dated: 06.12.2023. and 8206/2023 Dated: 06.12.2023.
17) Payment of OSR charges and Centage charges received from the applicant respectively on 07.12.2023 and
08.12.2023.
18) Payment of Layout Approval charges and Land Use Conversion charges received from the applicant respectively on 10.04.2024.

Body:

ORDER:-
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, Payment of Layout Approval charges and Land Use Conversion charges received from the applicant respectively on 10.04.2024 above, the Final Layout Approval was Sanctioned 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 : 127/2023.
2) Also, this Approved Copy to be forward to the office of Sub registrar of Registration department and the office of the Assistant Director of Survey and land records
concerned for information and for making mutation in their records.
3) The Final approval copy forwarded to the Tahsildar concerned with a direction to the applicant to pay the requisite charges for making mutation in the Tamil Nilam
/Collabland website.
4) 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.
5) 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.
6) 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.

SPECIAL CONDITIONS:
1) All the conditions mentioned in the letter of the Assistant Director of District Town And Country Planning, Dharmapuri should be followed without fail.
2) This Applicants are granted permission for plot only as per technical approval drawing. No minor changes should be made without prior approval.
3) Before starting construction of buildings in the plots, Planning permission for construction should be obtained from the panchayat. Otherwise appropriate action will be
taken as per Panchayat Act.
4) As per Government Order No.71 Department of Rural Development dated: 01-06-2003, no changes should be made in the plot to disturb the roads and park assigned to the

Panchayat. In the basic facility works, drinking water works and street lighting works should be done.
5) They shall be liable to pay the amount indicated in the audit regarding Approval Sanctioned fees.
6) In case of neglect or violation of the above rules for any reason, appropriate action will be taken as per the Tamil Nadu Panchayats Act.

Village

Signature valid

Signed by: Village Panchayat President
Location:Dharmapuri
Date:2024.04.20 17:48:32

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.