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: P8Z01C40/2024/TCP

Date: 7/27/24 2:49 PM

From:

Village Panchayat

Thumbalapatty

To :

Mrs.S.Indumathi and Mr.S.Tamilselvan,
D.No.223A, Raja Nagar,
Lakhsmipuram, Palani Taluk,
Dindigul District – 624601.

Online Application Number: P8Z01C4O

Sir/ Madam,

Sub :

Residential Layout - Office of the Deputy Director of Town and Country Planning – Dindigul District – Palani Taluk – Thummalapatti Panchayat / Village - R.S.No. 54/2 – Extent 3.03 Acres (12267.00 Sq.Mtr) - Technical Clearance Issued - Final Approval – Reg. (Joint Director / Deputy Director / Assistant Director, Town and Country Planning Department, Dindigul District, Letter ROC No: P8Z01C40/2024/TCP, Dated: 24-05-2024 (SWP / DTCP / DINDIGUL / LAYOUT NO. 112 / 2024)

Ref :

1.Applicants Mrs.S.Indumathi and Mr.S.Tamilselvan Letter No. P8Z01C40, dated: 13.05.2024.
2.District Town and country planning Office, Dindigul District Letter No P8Z01C40 . (Road pattern issued on dated: 16.05.2024).
3.Joint Director Agriculture department, Letter No. Mathi 4/4365/2024, dated 14.05.2024.
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5.Applicants Mrs.S.Indumathi and Mr.S.Tamilselvan Letter No. P8Z01C40 , Dated: 21.05.2024.(Gift deed document no. 1150/2024 AND 1151/2024 dated: 20.05.2024).
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. P8Z01C40 , Dated: 22.05.2024 (requiring payment of Centage Fee, OSR Guideline Value Fee).
15.Applicants Mrs.S.Indumathi and Mr.S.Tamilselvan Letter No. P8Z01C40, Dated: 22.05.2024.(Payment of Centage Fee).
16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
17.Applicants Mrs.S.Indumathi and Mr.S.Tamilselvan Letter No. P8Z01C40 , Dated: 21.05.2024.(Payment of Development charge Rs. 25,000/- through Off line).
18. Thummalapatti Village Panchayat - Resolution No: 68/2024, Dated: 16-07-2024

Body:

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 16.05.2024. Further the applicant Mrs.S.Indumathi and Mr.S.Tamilselvan has gift deed the road, road splay and Public Purpose, Tangedco areas has been handed over to the Thummalapatti Panchayat on 20.05.2024. With reference to the 18th cited Thummalapatti Village Panchayat Approve the Resolution No: 68/2024, Dated: 16-07-2024.
The fees/Charges collected from the applicant are as follows:
a) Local Body Fees- Collected through Onlineppa
Fee Collected: Rs.91,175/-
Date: 27-07-2024
b) Local Body Fees- Collected through Head of Account
Account Head: DPC:0217-60-800-AS 22709
Fee Collected: Rs.18,200/-
Chellan No: 20240727001952
Date: 27-07-2024

Therefore, Subject to Specific Conditions, Residential Layout - Office of the District town and country planning, - Dindigul District – Palani Tlauk – Thummalapatti Panchayat / Village - R.S.No. 54/2 – Extent 3.03 Acres (12267.00 Sq.Mtr) - Joint Director / Deputy Director / Assistant Director, Town and Country Planning Department, Dindigul District, Letter ROC No: P8Z01C40/2024/TCP, Dated: 24-05-2024 (SWP / DTCP / DINDIGUL / LAYOUT NO. 112 / 2024) - FINAL APPROVAL GRANTED

Details of Allotments of Plots for which FINAL APPROVAL GRANTED.
Dindigul District - Palani Tlauk – Thummalapatti Panchayat
S.F.No. 54/2
Site Extent: 3.03 Acres (12267.00 Sq.Mtr)
Total No. of Plots: 57
No. of EWS Plots: 20 (12-23, 50-57)
Gifted over to Local Body:
Layout Road : 4206.02 Sq.Mtr.
OSR Park Area: 863.30 Sq.Mtr.
Public Purpose (Local Body) : 281.35 Sq.Mtr.
TANGEDCO Purpose : 83.65 Sq.Mtr.

Conditions:
1. Dindigul District Town and Country Planning Department (Planning Permission) - ROC No: P8Z01C40/2024/TCP, Dated: 24-05-2024 (SWP / DTCP / DINDIGUL / LAYOUT NO. 112 / 2024), Said the Special conditions mentioned must be strictly followed.
2. Roads constructed in the approved Residential layout should remain in same existing Condition. No changes should be made.
3. The details of the plots divided in the approved layout map shall not be altered without the permission of this authority.
4. Approved layout plots should be used for construction of houses only, No dangerous or obnoxious factories are allowed.
5. The Applicant shall pay the difference in rates of fees paid the Applicant to this panchayat, if any difference arises.
6. Every plot deed registration should be accompanied by a copy of this layout approval map.
7. The Applicant shall be bound by any changes of orders issued by the Government in the policy Regarding the recognition of land layout approval and planning permission.
8. The Applicant shall bear sole responsibility for civil suits arising out of deed Registrations

changes in land ownership.
9. It is also informed that any violation of the above conditions will result in the Cancellation of this Layout approval.

Village

Signature valid

Signed by: Village Panchayat President
Location:Dindigul
Date:2024.07.27 14:49:07

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

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.