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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2024-2025/VP

Date: 10/10/24 3:50 PM

From:

Village Panchayat

Vagurappampatti

To :

Mr M Senthilkumar,
S/O.Mr.Mani,
1/203, Kaattukottai,
Kuppangarai Village & Post,
Karimangalam Taluk,
Dharmapuri District - 6365205.

Online Application Number: 4KO814YI

Sir/ Madam,

Sub :

Residential Layout – District Town And Country Planning Office, Dharmapuri - Vagurappampatti Panchayat Office – Dharmapuri District – Karimangalam Taluk , Morappur Panchayat Union - Vagurappampatti Village/ Panchayat - S.F.No 399/2B2 extent 0.58.30 Hectare– Final Layout Approval Issued – Reg.

Ref :

1) Application No (SWP): 4KO814YI submitted through Single Window Portal by Mr M SENTHILKUMAR
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. E2/5780/2024 Dated: 12.09.2024 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 03.10.2024 Regarding to hand over the portion of land earmarked for Road, Public purpose and TANGEDCO.
16) Gift deed document No.1834/2024 Dated 04.10.2024. and 1835/2024 Dated 04.10.2024
17) Payment of OSR charges, Centage charges and Development Charge received from the applicant on 04.10.2024 and 07.10.2024 respectively.
18) Payment of Layout Approval charges & Land conversion Charge received from the applicant on 10.10.2024.

Body:

ORDER:
The application seeking Final Layout Approval for the proposed formation of Residential Layout to an extent of 0.58.30 Hectare in the land bearing S.F.No 399/2B2 at
Vagurappampatti Village/ Panchayat of Karimangalam Taluk , Morappur Panchayat Union , Dharmapuri District was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to hand over the portion of land earmarked for Road, Public purpose Meant for Local body and TANGEDCO.vide reference 15th cited above On Receipt of Gift deeds vide reference 16th cited above and On receipt of payment of charges such as OSR charges, Centage charges and development Charges vide reference 17th cited above, Layout Approval charges and Land Use Conversion Charges vide reference 18th cited above, the Final Layout Approval is issued 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 :112/2024
2) Before to start building work, planning permission to be obtained from the Localbody.
3) All the conditions are instructed by the DTCP, must be followed by the land owner/Developers.
SPECIAL CONDITIONS:
1) 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.
2) 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.

Village

Signature valid
Signed by: Village Panchayat President
Location:Dharmapuri
Date:2024.10.10 15:50:52

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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