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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025-2026/VP

Date: 6/10/25 1:18 PM

From:

Village Panchayat

Shanarpatti

To :

Mr.V.Balakrishnan,
7A/658, Periyar Nagar,Balakrishnapuram,
Dindigul East,Dindigul,624005.

Online Application Number: KJKHBDML

Sir/ Madam,

Sub :

Residential Layout (Non Planning Area) - Dindigul District – Shanarpatti Panchayat Union – Dindigul East Taluk - Shanarpatti Village/Panchayat - S.F.No. 112/1A1B, 112/1A2, 112/1B, 112/3A1, 112/3A2, 112/3B - extent of 1.3275 acres (5406.00 Sq.m) - Reg.

Ref :

1. Applicants Mr.V.Balakrishnan, Online application number: KJKHBDML dated: 15.05.2025.
2. Deputy Director, District Town and country planning Office, Dindigul District, Road pattern approved, online Letter No: KJKHBDML, dated: 24.05.2025.
3. District Collector Dindigul District, Agriculture Wet land Noc, Letter No: D.Dis.1818215/2024/B2, dated. 14.05.2025.
4. Circular from the Director of Town and Country Planning, Roc.No:19799 / 2020, dated: 24.12.2020
5. Applicants Mr.V.Balakrishnan, Online letter No: KJKHBDML, dated: 29.05.2025, Gift deed document No: 2403/2025, dated.28.05.2025.
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. KJKHBDML, dated: 29.05.2025 (Requiring payment of
Centage Fee & Development Fee)
15. Applicants Mr.V.Balakrishnan, Payment of Centage Fee, Development Fee, dated: 29.05.2025.

Body:

Application for layout approval has been scrutinized, and permission is granted for S.F.No. 112/1A1B, 112/1A2, 112/1B, 112/3A1, 112/3A2, 112/3B - extent of 1.3275 acres (5406.00 Sq.m) of Shanarpatti Panchayat Union – Dindigul East Taluk - Shanarpatti Village/Panchayat , Dindigul district . The layout is approved, and the ROC NO : KJKHBDML/2025/TCP has been issued with SWP/DTCP/DINDIGUL/LAYOUT NO: 72/2025 by Town and Country Planning Department .With reference to the 1st cited letter, applicant has requested for the approval of residential layout in Dindigul District, Shanarpatti Panchayat Union, Dindigul East Taluk, Shanarpatti Village/Panchayat, S.F.No. 112/1A1B, 112/1A2, 112/1B, 112/3A1, 112/3A2, 112/3B - extent of 1.3275 acres (5406.00 Sq.m).

In continuation with reference 2nd cited letter, road pattern for residential layout has been issued by the Member Secretary/ Deputy Director, District Town and Country Planning Office, Dindigul District. Further the applicant Mr.V.Balakrishnan has gift deed the road, road splay, public purpose, TANGEDCO and OSR areas to the The Block Development Officer(VP), Shanarpatti Village/Panchayat, on 28.05.2025.

As per the condition, the layout has been approved by The Special Officer and Approved number issued ROC as 01/2025-2026/VP. and enclosed with 2 set of original maps and gift deeded documents .

Village

Signature valid

Signed by: Village Panchayat President
Location:Dindigul
Date:2025.06.10 13:18:57

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

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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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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.