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RE REGULATORY RECORD

# RERA Document

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

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 01/Balajangamanahall i/2025

**Date:** 11/11/25 2:01 PM

From:

Village Panchayat

Balajangamanahalli

To :

MR M SHIVA,
S/O MALLIYAGOUNDER,
#4/25, BALAJANGAMANAHALLI VILLAGE,
BALAJANGAMANAHALLI POST,
DHARMAPURI - 636807.

Online Application Number: 6JJ6W750

Sir/ Madam,

Sub :

Residential Layout – Balajangamanahalli Panchayat Office, Nallampalli – Dharmapuri District – Nallampalli Taluk / Panchayat Union – Balajangamanahalli Village/ Panchayat - S.F.No.83/1B2 - Total extent of 0.81.32 Hectare - Final Approval Issued – Reg.

Ref :

1) Application No (SWP): 6JJ6W750 submitted on 06.04.2024 through Single Window Portal by MR M SHIVA.
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. E2/2448/2024 Dated:03.04.2024 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) Road pattern Approved on 18.04.2024.
16) Payment of OSR charges and Centage charges received from the applicant respectively on 25.04.2024 and 25.04.2024.
17) Payment of Land conversion charges 3% of guideline value received from the applicant respectively on 25.04.2024.
18) Payment of Panchayat Demand fees received from the applicant respectively on 10.11.2025.

Body:

Residential Layout Application No. 6JJ6W750 submitted on 06.04.2024.Residential Layout – Balajangamanahalli Panchayat Office, Nallampalli – Dharmapuri District – Nallampalli Taluk / Panchayat Union – Balajangamanahalli Village/ Panchayat - S.F.No.83/1B2 - Total extent of 0.81.32 Hectare - Approved.

**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.