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RE REGULATORY RECORD

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2026-2027/vp
223250 PERMISSION
NO:1

Date: 5/14/26 4:20 PM

From:

Village Panchayat

Ambathurai

To :

G.Balakrishnan,
s/o.Govindhan,
D.no 17A, Naydu kalyanamahal (opp)
Round road,Gandhipuram, Dindigul town
Dindigul

Online Application Number: L8C9OYDS

Sir/ Madam,

Sub :

REGARDING PLOT APPROVEL DTCP 38/2026 - DINDIGUL TOWN AND COUNTRY PLANNING DEPARTMENT (PLANING PERMISSION) - AMBATHURAI VILLAGE PANCHAYAT - SURVEY NO : 56/1& 64/1,2 - 65/1,2 (155 PLOTS)

Ref :

1. Applicant Thiru.G.Balakrishnan, Online application number: L8C9OYDS, dated:24.01.2026.
2. The District Collector, Dindigul District Letter No: 2746682/2024/Aa2, dated:31.12.2025.
3. Joint Director, Agriculture department, Dindigul District, Letter No: Ma.thi.4/793/2026, dated:02.02.2026.
4. The letter received from the Tahsildhar, Athoor Letter No: 2011/2025/Aa1, dated:18.02.2026.
5. Circular from the Director of Town and Country Planning, Roc No.10119/ 2015 - GR, dated:15.02.2016.
6. Deputy Director, District Town and country planning Office, Dindigul District, OSR Fees demand and Road pattern approved,
online Letter
No: L8C9OYDS, dated: 13.03.2026.
7. Circular from the Director of Town and Country Planning, Roc.No:19799 / 2020, dated: 24.12.2020
8. Applicant Thiru.G.Balakrishnan, Online letter No: L8C9OYDS dated: 23.03.2026, Gift deed document No:944/2026, dated:
18.03.2026.

9. G.O.138, Housing and Urban Development Department, dated: 04.06.2004
10. G.O.79, Housing and Urban Development Department, dated: 04.05.2017.
11. 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.
12. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
13. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
14. Government Letter No:19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, dated: 30.08.2017.
15. Circular from the Commissioner of Town and Country Planning, Letter No:13686/2017/LA1, dated: 08.09.2017.
16. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, dated:07.01.2022.
17. Demand payment request through online Letter No. L8C9OYDS dated: 24.03.2026 (Requiring payment of Centage Fee
&Development
Fee).
18. Applicant Thiru.G.Balakrishnan, Payment of Centage Fee, Development Fee, dated:24.03.2026.
19. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
20. Deputy Director, District Town and country planning Office, Dindigul District file No: 372/2026-DD2
21. Ambathurai Village Panchayat Resolution No: 15/ 08-05-2026

Body:

DINDIGUL DISTRIC , ATHOOR PANCHAYAT UNION AMBATHURAI PANCHAYAT / REVENUE VILLAGE SURVEY NO 56/1 and 64/1,64/2,65/1,65/2 HAS BEEN GRANTED PERMISSION BY DINDIGUL TOWN AND
COUNTRY PLANNING DEPARTMENT (PLANNING PERMISSION) TO CONSTRUCT A LAYOUT OF LAND MEASURING 35350 SQ MET (PERMISSION NO -38/2026)

ACCORDINGLY,AS PER THE FIELD SURVEY CONDUCTED BY THE AMBATHURAI GRAM
PANCHAYAT ADMINSTRATION, ALL THE PUBLIC ALLLOCATIONS (ROADS AND ELECTRICITY BOARD,PARK 1 AND 2) HAVE BEEN HANDED OVER TO THE AMBATHURAI PANCHAYAT AS A DONATION.
FURTHER ALL THE RELAVANT DOCUMENTS RELATED TO THIS HAVE BEEN HANDED OVER TO THE AMBATHURAI PANCHAYAT. FURTHERMORE, ALL THE RELAVANT FEES HAVE BEEN RECEIVED IN GOVERNMENT ACCOUNTS. THEREFORE BASED ON THE PANCHAYAT COUNSIL RESOLUTION NO 15/08.05.2026 FINAL APPROVEL IS GIVEN TO THE PLOT NUMBERS 1- 155 (One Fifty Five Plots)

FEES DETAILS
HEAD OF ACCOUNT
COLLECTIONS (DPC 0217 20 800 AS 22709) -Rs.2437800/-
155 PLOTS FEES 45*1000 - Rs 155000/-
LAYOUT APPROVAL FEES - Rs 465540/-

Village

Signature valid
Signed by: Village Panchayat President
Location:Dindigul
Date:2026.05.14 16:20:03

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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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.