



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



Layout Application - Final Approval Letter



Roc No: 01/2024-2025/A.P.P

Date: 10/23/24 10:01 AM

From:

Village Panchayat

A.Pallipatti

To :

Mr.K.Govindharajan,
2/71A, Pappambadi Village & Post,
Pappireddipatti Taluk,
Dharmapuri District – 636905.

Online Application Number:

NDOMT3A6

Sir/ Madam,

Sub :

Residential Layout - Final Approval – District Town And Country Planning Office, Dharmapuri – A.Pallipatti Panchayat Office - Dharmapuri District – Pappireddipatti Taluk/Panchayat Union - A Pallipatti Village/ Panchayat -S.F.No. 37/1A1 extent 0.27.56 Hectare – Layout Final Approval Issued –Reg.

Ref :

- 1) Application No (SWP): NDOMT3A6 submitted through Single Window Portal by Mr.K.Govindharajan.
- 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. E2/6590/2024 Dated: 16.09.2024 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 23.09.2024 Regarding to hand over the portion of land earmarked for Road, Public purpose and TANGEDCO.

16) Gift deed document No.4403/2024 Dated 25.09.2024. and 4404/2024 Dated 25.09.2024

17) Payment of OSR charges, Centage charges and Development Charge received from the applicant on 26.09.2024 and 30.09.2024 respectively.

18) Payment of Layout charges received from the applicant on 23.10.2024.

Body:

1) The Technical Approval is issued to the above mentioned Residential Layout and the number is assigned as SWP /DTCP/Dharmapuri / Layout No :106/2024

2) The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.

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.

3) Before to start the building works in this approved plots, Plot owners/Developers are advised to get Building Planning Permission from the Local Authority.

Mr.K.DHANASEKARAN,
THE PRESIDENT,
A.PALLIPATTI VILLAGE,
PAPPIREDDIPATTI PANCHAYAT UNION,
PAPPIREDDIPATTI TALUK,
DHARMAPURI DISTRICT.

Village

Signature valid

Signed by: Village Panchayat President
Location:Dharmapuri
Date:2024.10.23 10:01:41





our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



 **empowering your real estate decisions
with smart tools**



Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate