Verified RealEstate™

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: 4XJ4I03B/2024/TCP

Date: 9/2/24 1:13 PM

From:

Village Panchayat

Semmandakuppam

To :

Mr.Mani And Mr.Muthusamy
3/163, Muthampatti,
Kendikkanahalli,
Kottumaranahalli,
Palacode Taluk, Dharmapuri District.

Online Application Number: 4XJ4I03B

Sir/ Madam,

Sub :

Residential Layout - Final Approval – District Town And Country Planning Office, Dharmapuri - Semmandakuppam Panchayat Office – Dharmapuri District – Dharmapuri Taluk / Panchayat Union- Semmandakuppam Panchayat / Village -S.F.No.305/4A1A1 extent 0.40.48 Hectare – Technical Approval Issued – Layout Final Approval issued –Reg.

Ref :

1) Application No (SWP): 4XJ4I03B submitted to DTCP through Single Window Portal by Mr Mani And Mr Muthusamy & it was received to the Panchayat Office through Single Window Portal on 31/05/2024.
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. E2/2646/2024 Dated: 16.04.2024 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) Letter sent to Applicant on 26.04.2024 Regarding to hand over the portion of land earmarked for Road, Public purpose and
TANGEDCO.
16) Gift deed document No.2625/2024Dated 24.05.2024. and 2626/2024 Dated: 24.05.2024
17) Payment of OSR charges and Centage charges received from the applicant respectively on 26.05.2024 and 29.05.2024.
18) Payment of Layout Approval charges and Land use conversion charges received from the applicant respectively on 30.08.2024 and 31.08.2024.

Body:

ORDER
The application seeking Final Approval for the proposed formation of Residential Layout to an extent of 0.40.48 Hectare in the land bearing S.F.No.305/4A1A1 at Semmandakuppam Panchayat / Village of Dharmapuri Taluk / 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 and
Centage charges vide reference 17th cited above, On receipt of payment of charges such as Layout Approval charges and Land use conversion charges vide reference 18th cited abovethe technical 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 :45/2024.
2) The Final Approval is issued to the above mentioned Residential Layout and the number is assigned as S.K.M.P/L-01/2024-2025.
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) The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the Residential Subdivision, as per existing rules. Before taking over the Infrastructure developed by the owners/ developers, the local bodies shall ensure the quality of the works done by the owners/ developers Reasonable period to be prescribed for up keep / maintenance of the roads and drains by the owners / developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later as envisaged under the directions issued by the Government Order vide references 6th,8th, 9th and 14th cited above.
3) 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.
4) Before to start the building works in the plots, the developers & plot owners are advised to get building planning permission from the localbody.

PRESIDENT

SEMMANDAKUPPAM PANCAHAYT

Village

Signature valid

Signed by: Village Panchayat President
Location:Dharmapuri
Date:2024.09.02 13:13:56



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

Verified RealEstate™

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
www.verified.realestate