

PP

APPROVAL RECORD

Planning Permission

Tiruppur district, Tamil Nadu

APPROVAL TYPE

Layout Approval

ISSUING AUTHORITY

Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



Town and Country Planning Department(Planning Permission)

First Floor, Kumaran Commercial Complex, Near Railway Station, Tiruppur-641601

ROC No. ITG4MHT2/2023/TCP

Date : 17/11/2023

From:

Joint Director / Deputy Director / Assistant Director

First Floor, Kumaran Commercial Complex, Near Railway Station, Tiruppur-641601

To :

The President,
Mangalam Village and Panchayat,
Tiruppur South Taluk,
Tiruppur District.

Sir/ Madam,

- Sub : Residential Layout Sub division - Office of the District Town and Country Planning office, Tiruppur District - Tiruppur Local Planning Authority-formation of residential layout sub division to a total extent of 690.00 Sq.m or 0.17 acres in the land bearing S.F.No.358/1A2A3 at Mangalam Village and Panchayat - Tiruppur South Taluk-Tiruppur District - Technical clearance issued - forwarded for further action - Reg.
- Ref : 1. Application Reference No. ITG4MHT2, dated .26.09.2023 received through Single Window Portal from Mr.R.Veereswaran.
2. Road pattern plan approved by the District Town and country planning Office, Tiruppur, dated:05.11.2023.
3. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
4. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
5. G.O. No.79, Housing and Urban Development Department, Dated.04.05.2017.
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 and G.O. No.181, Housing and Urban Development Department, Dated: 09.12.2020.
7. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020.
8. G.O. No.141, Housing and Urban Development Department, Dated: 16.07.2022
9. Government Letter No.19113/4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
11. Letter Roc No.320/ 2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
12. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).
13. Payment of OSR charges, Development Charges & Centage charges received from the applicant respectively on 06.11.2023 and 08.11.2023.

ORDER:-

The application seeking technical clearance for the proposed formation of residential layout subdivision to an extent of 690.00 Sq.m or 0.17

public purposes such as Local body and TANGEDCO are properly carried out and transferred in favour of the local body/TANGEDCO concerned before issuing the final approval.

4. 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.

5.The fees/charges collected from the applicant are as follows:

Details of Fee Amount in Rupees

Scrutiny Fee : 1035/- Date:26.09.2023
OSR Charges : 111780/- Date:06.11.2023
Centage Charges : 1200/- Date:08.11.2023
Development Charges : 1035/- Date:08.11.2023

Assistant Director/Member Secretary
District Town and Country Planning Office/
Tiruppur Local Planning Authority
Tiruppur District.

Copy to

1. Mr.R.Veereswaran,
4/5D, Karupanan Brothers Layout,
Kalangal Road,
Sulur Taluk,
Coimbatore – 641 402.
2. The Tahsildar (Tamil Nilam).
District Collector Office,
Tiruppur District.
3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.
4. The Assistant Director,
Department of Survey and Land Records,
Collectorate Office,
Tiruppur District.
5. The Joint Sub Registrar-I ,
District Registrar Office,
Neruperichal ,
Tiruppur North Taluk,
Tiruppur District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1035	26/09/2023
2	OSR Fee	111780	06/11/2023
3	Centage Charges	1200.00	08/11/2023
4	Development Charges	1035.00	08/11/2023
5	Display Board Charges		
6	Satellite town charge		



Joint Director/Deputy Director/Assistant
Director(i/c)
District Town and Country Planning,

Tiruppur District.

Enclosure

1.Layout original map and Condition – 2 set

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](#)



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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

