

RE

REGULATORY RECORD

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Layout Application - Final Approval Letter



Roc No: REYPB4Z/2024/TCP

Date: 8/31/24 11:58 AM

From:

Village Panchayat

Vadugapalayampudur

To :

Tmt.B.MAGESWARI
No.2/1016H3,
Mahalakshmi Nagar 5th South Street,
Palladam
Tiruppur District – 641664.

Online Application Number:

REYPB4ZT

Sir/ Madam,

Sub :

Residential Layout - Office of the Vadugapalayampudur - Tiruppur District - Palladam Taluk - Palladam Panchayat Union - Vadugapalayam Village – land Bearing S.F.No.91/1A4 - Housing layout to an total extent of 2.08 Acre or 8422.00 Sq.m - Final Approval - Reg.

Ref :

- 1) Application Reference No. REYPB4ZT dated. 12.02.2024 , received through Single Window Portal from Tmt.B.MAGESWARI
- 2) Road pattern plan approved by the District town and country planning office tiruppur, dated 13.03.2024
- 3) G.O. NO. 79, Housing and Urban Development Department. Dated.04.05.2017
- 4) LetterNo.K.DisE2/770/2024, DATED 01.02.2024 of Joint Director, Agri Department, Tiruppur district.
- 5) Letter Roc.No.19799/2020, dated: 24.12.2020 of director of Town Country planning, Chennai (circular).
- 6) Gift deed document no.4654/2024 & 4655/2024, dated 14.03.2024 uploaded by the applicant Tmt.B.MAGESWARI on 15.03.2024.
- 7) G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
- 8) G.O.No.18, Department of Municipal Administration and Water supply, dated: 04.02.2019, G.O.no. 181, Department of Housing and Urban Development, dated: 09.12.2020.
- 9) G.O.No.141, Housing and Urban Development Department, Dated: 23.09.2020.
- 10) G.O.No.141, Housing and Urban Development Department, Dated: 16.07.2022.

- 11) Government letter No. 19113/4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
- 12) Letter No.13686/2017/LA1, , Dated:08.09.2017 of Commissioner of Town and Country Planning, Chennai.(circular)
- 13) Letter Roc No. 320/2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai.(circular).
- 14) Payment details of centage charges received from the applicant respectively on Dated 21.03.2024.
- 15) Letter Roc No.REYPB4Z/2024/TCP, Dated: 26.03.2024 of Director of Town and country Planning, Chennai (circular).

Body:

The application seeking final approval for the proposed formation of housing layout to an extent of 2.08 Acres or 8422.00Sq.m in the land bearing S.F.No.91/1A at Vadugapalayam Village, Vadugapalayampudur Panchayat of Palladam Taluk, Tiruppur District was processed as per the prevailing rules and after per using the records, gift deeds vide reference 3rd cited above , Planning permission vide reference 2nd cited above and after conducting site inspection, the applicant was directed to pay the following fees by generating online demand

- 1.Layout Approval Fees - Rs.1,28,000 + 42,000 = Rs.1,70,000 /-
- 2.Scrutiny fee - Rs.12633/-.
- 3.Layout Conversion Charges – Rs.816092/-

On receipt of payment of Layout Approval Fees, Layout Inspection fee and Scrutiny fee vide reference 5th cited above, The Subject was passed for the layout final approval at Vadugapalayam Village Panchayat ward Members meeting held on 11.03.2024 and the Resolution .No : 17/2024 vide reference 6th cited above,

Layout Details : Application No : REYPB4ZT
SL.No Details Area Details

1. Layout Extent – 2.08 Acre or 8422.00 Sq.m.
2. No of Plots Allotted - 42 Nos.
3. Public Purposes Gifted to Local body:
 - i). Layout Roads including Splay 2647.95 Sq.m.
 - ii).Park-1- 308.56 Sq.m
 - iii) Park-2- 276.74 Sq.mTotal Extent Park 585.30 Sq.m. (10.32%)
- iii). Public purpose (A) for Local body 30.00 Sq.m. (0.52%)Public purpose (B) for) Public purpose (B) Tangedco 30.00Sq.m. (0.52%)

Note : The Rules and Conditions mentioned in G.O's cited in reference, Planning Permission order and All Layout Rules and Conditions are Applicable to this Layout. The final Approval is issued to the above mentioned layout and the number is assigned as. 04/2024 .

Village

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

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

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

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
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