

RE

REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Layout Application - Final Approval Letter



Roc No: 01/2025-26

Date: 6/16/25 11:28 AM

From:

Village Panchayat

Pannikkampatti

To :

: M /S JAS SQUARE, Door no 95/B2, Duraisamy nagar , Chettipalayam road, Palladam , Tirupur District. - 638111.

Online Application Number:

475DIUVI

Sir/ Madam,

Sub :

Residential Layout - Tiruppur District – Palladam Taluk - Panikkampatti village - proposed formation of housing layout to an total extent of 1.395 Acres 5648.00 Sq.m in the land bearing S.F.No. 45/2A1C2 at Panikkampatti village and panchayat– Final Approval - Reg.

Ref :

1. Letter Roc No. 320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai (Circular).
2. Application Reference No. 475DIUVI received through Single Window Portal from M /S JAS SQUARE, dated. 21.02.2025.
3. Asst. Director, Town and country planning Department ROC. 475DIUVI /2025/TCP Dated.26.03.2025
4. Gift deed document no. 5381/2025and 5382/2025 dated.28.03.2025
5. Panikkampatti Village Panchayat Resolution.No : 49/2025-2026 dated. 13.05.2025
6. Payment details of Development Charge & Scrutiny fee (Through Online) , Land use conversion charge (Through Online) received from the applicant respectively on dated. 01.04.2025 and 22.05.2025

Body:

The application seeking final approval for the proposed formation of housing layout to an extent of 1.395 Acres 5648.00 Sq.m. (no of plots 31) in the land bearing S.F.No. 45/2A1C2 at Panikkampatti village and panchayat, Palladam Taluk, Tiruppur District, was processed as per the prevailing rules and after perusing the records and after conducting site inspection, Road pattern map was approved as per reference 3 rd cited above. On receipt of payment of Open space reservation Charges and Centage charges and Sub division charges vide reference 6th cited above, the Technical clearance is issued to the mentioned Sub division with details given below and subject to the following conditions

Tiruppur District, Palladam circle, Panikkampatti Panchayat and village, S.F.Nos: 45/2A1C2 and Road Facilities and water supply facilities are done by the applicants in layout except OHT and Street Light Provision. The applicant also Promise for Street Light , Drainage and OHT vide reference cited 7th, if any fees as per government rules mentioned as per audit in future that the fees will also pay.

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.



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
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.

