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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/SWP/LPA/2025-26 **Date:** 7/1/25 5:40 AM

From:

Village Panchayat

Village Panchayat office, Kalampalayam, Pongupalayam Post, Perumanallur via, Pongupalayam 641666

To :

Mrs.S.Godavari, W/o Mr.Dhalapathy,
Door No.4/60, Main Road,
Thirumuruganpoondi,
Rakkiyapalayam Village,
Avinashi Taluk,
Tiruppur District.

Online Application Number: Z8YOW7HU

Sir/ Madam,

Sub :

Approval of Residential Layout - Tiruppur District – Pongupalayam Panchayat - Proposed formation of Residential Layout to an total extent of 7436.00 sq.m or 1.84 Acres in the land bearing S.F.No. 175/2B & 179/3C5 at Pongupalayam Village and Panchayat – Technical clearance issued - Final Approval of the Residential Layout – Regarding.

Ref :

1. G.O. No.79 Housing and Urban Development dated 04.05.2017
2. Assistant Director, Town and Country Planning Department(Planning Permission), First Floor, Kumaran Commercial Complex, Near Railway Station, Tiruppur-641601 R.O.C.No. Z8YOW7HU/2025/TCP dated:- 25.03.2025

Body:

Tirupur district- Pongupalayam Panchayat-Technical Technical clearance issued for the proposed residential layout to an total extent of 7436.00 sq.m or 1.84 Acres in the land bearing S.F.No. 175/2B & 179/3C5 at Pongupalayam Village and Panchayat by Assistant Director, Town and Country Planning Department (Planning Permission), Tirupur R.O.C.No. Z8YOW7HU/2025/TCP dated:- 25.03.2025

As per the letter of the Commissioner, Rural Development and Panchayat Raj Department, Chennai, R.O.C..No.4870/2024/ Para 2.2 dated :- 10.01.2025 - basic infrastructure facilities have been provided by the plot owner.

Residential Layout Approval Charges paid to Pongupalayam Panchayat vide receipt No. 2025062342963 dated 23.06.2025 as below.

1. Layout Approval Fees - 245630.00
2. Layout Inspection Fees - 17000.00

The above proposed Residential layout is granted and warranted for approval of the plan and the permissions is subject to the following conditions.

Condition s:-

1. All conditions in the Technical Technical clearance issued for the proposed residential layout R.O.C.No. Z8YOW7HU/2025/TCP dated:- 25.03.2025 of Assistant Director, Town and Country Planning Department (Planning Permission), Tiruppur

2.Defined by boundary stones in the Proposed Residential Layout as Technical clearance issued in R.O.C.No. Z8YOW7HU/2025/TCP dated:- 25.03.2025 of Assistant Director, Town and Country Planning Department (Planning Permission), Tiruppur

3.It is the responsibility of the owner to pay if any charges other than those paid at the time of obtaining permission should be paid within 7 days.

4.
4.If any or all of the above conditions are violated or the Residential layout is constructed in deviation from the approved plan, the owner shall be liable to action and fine as per rules.

5.This Residential layout Approval is subject to cancellation or modification if the Executive Officer / Special Officer / Block Development Officer (Village Panchayat) considers that this approval has been improperly obtained or is likely to give rise to a mistake or for any reasonable cause appearing to him.

6.Violation of any of the above conditions will result in the cancellation of accreditation

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2025.07.01 05:40:28

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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