Verified RealEstate™

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: GVLLGPRS/2024

Date: 10/25/24 3:49 PM

From:

Village Panchayat

KODINGIYAM
Kodingiyam (PO)
Udumalpet(TK)
Tiruppur(D.t)
642207

To :

Thiru.P.SIVAKUMAR., and 3 Others.,
D.No.209/9A, Kurunchi Nagar,
Chitravuththanpalayam Village,
Dharapuram,
Tiruppur – 638657.

Online Application Number: GVLLGPRS

Sir/ Madam,

Sub :

Residential Layout – Office of Tiruppur District, Udumalaipettai Panchayat Union Kodingiyam Panchayat & village acknowledging and Approving in R.S.F.No.73/A1 extent of 5.32 Acre Residential Plot Technical Clearance issued By Town and Country Planning Department – reg.

Ref :

1.Application Reference No.GVLLGPRS Received through Single Window Portal from P.SIVAKUMAR AND Three Others Dated 01.06.2024
2.Letter No.13686/2017/LA1, Dated 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
3.Letter No.1220/2017/CP Dated 28.09.2017 of commissioner of Town and Country Planning, Chennai (Circular)
4.G.O.No.79, Housing and Urban Development Department, Dated 04.05.2017.
5.ROC.No from Town and country planning Department (Planning Permission) Tiruppur ROC.No GVLLGPRS /2024/TCP Dated 06.08.2024
6.Technical Clearance/Concurrence/Planning Permission issued Layout number: SWP/DTCP/TIRUPPUR/LAYOUT No.191/2024 Date 06.08.2024

Body:

1.In the letter from the Town and Country Planning Department, Tiruppur District, issued to Udumalaipettai union, Kodingiyam Panchayat & village. R.S.F.No.73/A1 extent of 5.32 Acre proposed residential layout, The Technical Clearance/Concurrence/Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP/DTCP/TIRUPPUR/LAYOUT APPROVAL No.191/2024 dated on 06.08.2024 subject to Special conditions and Technical clearance from the local Authority.
2.Received with letter from the Town and Country Planning Department (Planning Permission), Tiruppur District the Approved Layout Map for the Residential plots and the Related Documents Submitted by the Applicant has been thoroughly Scrutinized. After scrutinizing the documents and on site Inspection of amenities mentioned in the Layout Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Strom water drains. Water Supply Facilities by Constructing OHT, necessary Street Lights has been provided as per the standards specified by the local Body. Public Space area of 84.94 Sq.mr, Park area 1779.84 sq.mr and Roads area of 5215.42 Sq.mr are donated to the Kodingiyam Panchayat with the Document No.2506/2024 Dated 24.07.2024 and Public use (TANGEDCO) area of 131.48 Sq.mr Doc.No.2507/2024 Dated 24.07.2024 Registered at the Gomangalam Sub Registrar Office.
3.According to the ordinance in Reference 4, 3% Market value fee for Residential Layout Plot of Rs.96,760/- (Rupees Ninty Six Thousands Seven Hundred and Sixty only) has been paid by the Applicant towards State Bank of India. Receipt No.20240927059672 Dated 27.09.2024 and the bank Receipt has been handover to the Kodingiyam Panchayat by the Applicant.
4.The fees/Charges collected from the applicant are as follows :
Layout approval Fees : Rs.71,900/- Dated 25.10.2024
Layout approval Fees : Rs.1,06,500/- Dated 25.10.24 (Recipt No:049189)
Layout inspection Fees : Rs.1,000/- Dated 25.10.2024

Therefore, Subject to Specific Conditions, Tiruppur District, Udumalaipettai Union, Kodingiyam Panchayat Rs.No.73/A1 of 5.32 Acre extent of “THIRUMURUGAN NAGAR’’It is hereby ordered to grant Approval for the above mentioned Residential Layout.
Conditions :
1.Tiruppur District Town and Country Planning Department (Planning Permission) ROC.No. GVLLGPRS/2024/TCP Dated 06.08.2024 and Residential Layout Technical Clearance/ Concurrence/Planning Permission issued Number SWP/DTCP/TIRUPPUR/LAYOUT APPROVAL No.191/2024. All the Special conditions mentioned must be strictly followed :
2.Roads constructed in the approved Residential layout should remain in same existing condition. No changes should be made.
3.The details of the plots divided in the approved layout map shall not be altered without the permission of this authority.
4.Approved layout plots should be used for construction of houses only, No dangerous or obnoxious factories are allowed.
5.The Applicant shall pay the difference in rates of fees paid the Applicant to this panchayat, if any difference arises.
6.Every plot deed registration should be accompanied by a copy of this layout approval map.
7.The Applicant shall be bound by any changes of orders issued by the Government in the policy Regarding the recognition of land layout approval and planning permission.
8.The Applicant shall bear sole responsibility for civil suits arising out of deed registrations changes in land ownership.
9.Construction of high voltage/low voltage power lines for the plots to be sold by the Applicant through the reserved area of Public or open space handover to the local body id not permitted.
10.It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.
Details of allotments of plots for which technical approval has been granted:
1. Plot area : 5.32 Acres (0r) 21550.00 Sq.m
2. No of Plots : 85
3. Area of Road : 5215.42 Sq.m
4. Public use (Local body) : 84.94 Sq.m
5. Public use (TANGEDCO) : 131.48 Sq.m
6. Park Area : 1779.84 Sq.m

Village

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

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.