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RE REGULATORY RECORD

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 02/LAYOUT/2024-25

Date: 8/1/24 12:31 PM

From:

Village Panchayat

Village Panchayat Office, Mangalapatti, Muthur, Tiruppur District -638 105

To :

Tmt. S.Prabavathi,
Tmt. I.Thenmozhi,
Door no.198, Mulanur Road,
Vellakovil Municipality,
Kangeyam, Tiruppur- 638 111.

Online Application Number: KHUI9IT6

Sir/ Madam,

Sub :

Residential Layout Approval – Tirupur District – Kangayam Circle – Vellakovil Panchayat Union, Velampalayam Panchayat, Velampalayam Village R.S.No: 162/2A2 Technical approval for the proposed residential plot admeasuring 2673 Sq. Providing – in relation to.

Ref :

1. Deputy Director of Urban Development, Tirupur District ROC No:KHUI9IT6/2024/TCP Date: 03.02.2024
2. Ordinance No: 71 Department of Rural Development Dated: 16.06.2003
3. Ordinance No: 79 Housing and Urban Development Department Nov 4(3) Dated: 04.05.2017
4. Ordinance No: 18 Municipal Administration and Drinking Water Supply Department Dated: 04.02.2019
5. Deputy Director of Urban Development Tirupur Zone N.G.No:1896/2022/D.M.V/N.U.(D.M.) No:316/2022 Date:12.08.2022
6. Ordinance No: 138 Housing and Urban Development Nov 4(3) Department Date: 09.12.2020
7. Circular Letter of Director Urban Development, Chennai No: 4367/2019/BA2 Dated: 06.11.2019
8. Government Letter No:19113/No.V4(3)/2017-1 Department of Housing and Urban Development Dated:30.08.2017
9. Urban Development Commissioner, Chennai Circular Letter NO:13686/2017/BA1 Dated:08.09.2017
10. Velampalayam Panchayat Resolution No: 82/2024 Date: 19.06.2024

11. Land utilization fee and survey fee as per their market value certificate by Registrar Vellakoil Challan No:20240528002632, 20240528002346 Date: 28.05.2024
12. Date of Payment of Fees to Velampalayam Panchayat online: 23.07.2024

Body:

Order,
Residential Layout land bearing R.Sf no.162/2A2, 2673 square feet (0.66 acres) in Velampalayam Panchayat, Velampalayam Village, Vellakovil Panchayat Union, Tirupur District, Kangayam Circle the letter of the Deputy Director of Urban Development, Tirupur District Technical approval has been given for the proposed residential plot seen in view 1.

For the above proposed plot as per government order as seen in view 3
SWP/DTCP/TIRUPUR/LAYOUT NO. 32/2024
Plot Area : 0.66 Acres (a) 2673 Sq.m.
Allocated Park Area (a) Park 197.97 sq.m
Guideline assessment amount per area is Rs.33654/-
(Paid by the petitioner to the appropriate Government Head)

As per view 11 3% of the market value of the plot as per Government Guideline Assessment Land Use Change Amount Rs.12070/-(Rupees Twelve Thousand Seventy only) and Scrutiny fee has been paid to the Government Treasury account under appropriate head.

According to the online receipt found in view 12, the Development fee of Rs.1500/- has been paid to the panchayat.

Therefore, as all the above fees have been received, based on the panchayat council resolution found in view 10 and order subject to the conditions stated in the decree and circular found inin view 1 to 9 that the final approved of the Residential Layout.

Village

Signature valid
Signed by: Village Panchayat President
Location:Tiruppur
Date:2024.08.01 12:31:32

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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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.