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RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: WZSQP6SO/2024/TCP/ DATED 26/06/2024 SWP/DTCP/TIRUPPUR/LAYOUT APPROVAL NO: 171/2024

Date: 9/30/24 12:03 PM

From:
Village Panchayat

KONGALNAGARAM

To :

A.Bharathiraja And K.M. Arumugam . Door no 306 Thamaraikulam Street ,Ammapalayam,Perampalur 620101

Online Application Number: WZSQP6SO

Sir/ Madam,

Sub :

Residential Layout - District Town & Country Planning Office - Tiruppur District – Udumalpettai Taluk – Kongalnagaram Village & Panchayat - S.F.No-397/29B1 Extent of 5150 Sq.m - (1.27 Acres) - Technical Clearance Issued - Forwarded for Further Action - Reg

Ref :

Reference: Assistant Director Town & Country Planning ROC No. WZSQP6SO/2024/TCP/ DATED 26/06/2024 , Panchayat Resolution No.146/2024-2025 Dated 30.09.2024

Body:

As per above said ROC No. Tiruppur District - Udumalpet Taluk – Kongalnagaram Village Panchayat - S.F.No -397/29B1 Extent of 5150 Sq.m - (1.27 Acres) - Technical permission was granted on the basis of conditions. In the said Layout, a Gift Deed has been made in the name of Kongalnagaram Village Panchayat President for the construction of a road to Kongalnagaram Village Panchayat as per Gife Deed No. 1822/2024, dated 03-06.2024, Assistant Director Town & Country Planning, Tiruppur, ROC No. WZSQP6SO/2024/TCP/ DATED

26/06/2024 SWP/DTCP/TIRUPPUR/LAYOUT APPROVAL NO: 171 /2024- View to Layout Drawing - No.1 Kongalnagaram Council According to the resolution authorization, The Panchayat approval is given and this route is given to OrderConditions :

1. The Boundary Stones should be maintained as per Layout Approved No. SWP/DTCP/TIRUPPUR/LAYOUT APPROVAL NO: 171 /2024 by The Assistant Director Town & Country Planning Tiruppur.
2. As per Rule 3 of G.O.M.S.79 Housing and Urban Development Department Dt. 04.05.2007 to the Plot Owner Kongalnagaram Panchayat inspection Fees-Scrutiny And Other fee Rs.100000/-per plot and Development Fees Rs.1500 per Cent of 78 Cents and Rs.117000/- has been paid to Panchayat General Fund.
3. The Approved Layout No. SWP/DTCP/TIRUPPUR/LAYOUT APPROVAL NO: 171 /2024 by The Assistant Director Town & Country Planning Tirupur should be permanently displayed at the Enterance of the Layout by means of 6 x 4 Permanent information board.
4. A notice should be given to the Layout sketch from the applicant Kongalnagaram Panchayat President clearly specifying the panchayat board resolution and date of agreement with the applicant.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2024.09.30 12:03:50

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

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# 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.