

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter



Roc No: 02 / 2025-26

Date: 9/8/25 3:50 PM

From:

Village Panchayat

SOMAVARAPATTI

To :

P. Viswanathan
S/o Ponnusamy, Door No -4/74
N.N. Nagar, Pethappampatti,
Udumalaipettai,
Tiruppur-642205

Online Application Number:

U77QOPVK

Sir/ Madam,

Sub :

Residential Layout - District Town & Country Planning Office - Tiruppur District – Udumalpetti Taluk – Somavarapatti Village & Panchayat - S.F.Nos -269/D3A - Extent of -4679 Sq.m - (1.16 Acres) - Technical Clearance Issued - Forwarded for Further Action - Reg

Ref :

Reference : Assistant Director Town & Country Planning ROC No. U77QOPVK /2025/TCP DATED 14.08.2025, Panchayat Resolution No.24 /2025-2026 Dated 29.08.2025

Body:

As per above said ROC No. Tiruppur District - Udumalpet Taluk – Somavarapatti Village Panchayat - S.F.Nos -269/D3A - Extent of -4679 Sq.m - (1.16 Acres) - Technical permission was granted on the basis of conditions.

In the said Layout, a Gift Deed has been made in the name of Somavarapatti Village Panchayat President for the construction of a road to Somavarapatti Village Panchayat as per Gife Deed No. 8374/2025, dated 11.08.2025, Assistant Director Town & Country Planning, Tiruppur, ROC No.U77QOPVK/2025/TCP DATED -14/08/2025, & SWP/DTCP/TIRUPPUR/LAYOUT APPROVAL NO : 142 /2025 - View to Layout Drawing - No.1 Somavarapatti Council According to the resolution authorization, The Panchayat approval is given and This route is given to Order.

Conditions :

1. The Boundary Stones should be maintained as per Layout Approved No. SWP/DTCP/TIRUPPUR/LAYOUT APPROVAL NO : 142 /2025 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 Somavarapatti Panchayat Layout inspection Fees Rs.5000/-Layout Approval fees Rs.156783/- has been paid to Panchayat General Fund.
3. The Approved Layout No. SWP/DTCP/TIRUPPUR/LAYOUT APPROVAL NO : 142 /2025 by The Assistant Director Town & Country Planning Tiruppur should be permanently displayed at the Entrance 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 Somavarapatti Panchayat Special officer clearly specifying the panchayat board resolution and date of agreement with the applicant



Village

Signature valid

Signed by: Village Panchayat President
Location: Tiruppur
Date: 2025.09.08 15:50:44



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

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



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
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+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.

