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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: 02/2024-2025

Date: 12/30/24 7:47 PM

From:

Village Panchayat

Village Panchayat Office, Olappalayam, Kangayam, Tiruppur District -638 701

To :

Thiru.Shaikh vazir ebrahim, Door No:-329/A EB Colony, 1-St Street, Gandhi Nagar, Kumar Nagar, Tiruppur -641 603

Online Application Number: LYGKRUVL

Sir/ Madam,

Sub :

Layout- Comprised in Pachapalayam Village panchayat, Vellakkoil panchayat union, Kangeyam Taluk, Tiruppur District -Pachapalayam Village S.No. 169, 170/2, 171/1C1, 178/1A2 and 178/3 - Site Extent – 20.574 Acre –(Total Plot Nos - 338) LP / DTCP No. 90/2024 - Lay out Village Panchayat Approval -Reg

Ref :

1.The Layout Proposal received through online vide reference LYGKRUVL/2024/TCP3, dated:04.03.2024 and 25.10.2024.
2.The Assistant Director, Tiruppur District Town and Country Planning office Inspection Report of Online Application No. LYGKRUVL/2024 Dated: 20.05.2024.
3.Online Application No. LYGKRUVL/2024/TCP3, dated: 03.08.2024 (Road pattern issued).
4.Applicant Thiru.Shaikh Vazir Ebrahim, Gift Deed No. 4165/2024, Dated:15.10.2024.
5.G.O.(Ms.)No.138, Housing and Urban Development department dated: 04-06-2004.
6.G.O.(Ms.)No.79, Housing and Urban Development department dated: 04-05-2017.
7.G.O.(Ms.)No.18, Municipal Administration &Water Supply department, dated: 04/02/2019
8.G.O.(Ms.)No.16, Municipal Administration &Water Supply department, dated: 31/01/2020.
9.G.O.(Ms.)No.141, Housing and Urban Development [UD 4(3)], dated 23-09-2020.
10.G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated 09-12-2020.
11.Letter No: 19113/UD4(3)/2017-1, Housing and Urban Development department dated: 30-08-2017.
12.Circular ROC No: 13686/2017/LA-1, dated 08-09-2017 of Director of Town and Country Planning.
13.Joint Director, Agriculture Department, Tiruppur, L.Dis.No.C2/285/2024, Dated:10.01.2024.

14.Executive Engineer, Water Resource Department, Tirumurthy Kottam, Udumalaipettai, Letter No.//-46/102M/2024, Dated:23.02.2024 and 31.01.2024.
15.Supervise Engineer, Coimbatore, Tamil Nadu Electric Development Corporation..//./.../.NOC/..477/2024, Dated:08.04.2024.

Body:

1. Layout- Comprised in Pachapalayam Village panchayat, Vellakovil panchayat union, Kangeyam Taluk, Tiruppur District Pachapalayam Village SF No. 169, 170/2, 171/1C1, 178/1A2 and 178/3 - Site Extent – 20.57 Acre –(Total Plot Nos - 338) LP / DTCP No. 90/2024
2.OSR Land and Roads,Park hand Over To Village Panchayat (Roads 28389.82 Sq mtrs, Park 5537.19 Sq mtrs)
docments (Vellakovil Sub Register Office Docment no: 4165/2024 dated:- 15.10.2024)
3.Paid Amount to Local body for Development Charges Rs. 74,097/- dated : 19.12.2024
4. Land Conversion Charges Guideline value 3% for Amount Paid Rs.3,46,000/- dated : 19.12.2024

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2024.12.30 19:47:34

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.