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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 03/2024-2025 Date: 11/6/24 8:24 PM

From:

Village Panchayat

Village Panchayat office, Tiruppur Road, Perumanallur - 641666

To :

RAVICHANDRAN S/O VENKATACHALAM
PERUMANALLUR -641666

Online Application Number: 72GSFD8R

Sir/ Madam,

Sub :

Office of the District Town and Country Planning office, Tiruppur District – proposed formation of housing layout to an total extent of 2.53 Acres or 10245 Sq.m in the land bearing S.F.No.271/3 at Perumanallur village – Avinashi Taluk- Tiruppur District - Technical clearance issued - forwarded for further action - Reg.

Ref :

Application Reference No. 72GSFD8R/2024/TCP Dated.26-06-2024 received through Single Window Portal from Ravichandran

1. LetterNo.13686/2017/LA1,Dated08.09.2017of Commissioner of Town and Country Planning, Chennai (Circular)

2. LetterNo.1220/2017/CPDated28.09.2017ofcommissioner of Town and Country Planning, Chennai

Body:

Proceeding for Tiruppur District,Tiruppur Panchayat Union. Perumanallur Panchayat Excutive Officer /President

Tmt. SANTHAMANI VELUSAMY.

Letter No : 03/2024-2025

Sub :

Residential Layout - Office of the District Town and Country Planning office, Tiruppur District – proposed formation of housing layout to an total extent of 2.53Acres or10245 Sq.m in the land bearing S.F.No. 271/3 at Perumanallur village - Tiruppur

1. Application Reference No. 72GSFD8R/2024/TCP Dated.26-06-2024 received through Single Window Portal from Ravichandran

2 LetterNo.13686/2017/LA1,Dated08.09.2017ofCommissionerofTown andCountryPlanning,Chennai (Circular)

3 LetterNo.1220/2017/CPDated28.09.2017ofcommissionerofTownan dCountryPlanning,Chennai (Circular)

4. G.O.No.79, Housing and Urban Development Department, Dated 04.05.2017.

5. Town and country planning Department (Planning Permission)Tiruppur ROC.No:72GSFD8R/2024/TCP Dated.26-06-2024

6. Technical Clearance/Concurrence / Planning Permission issued Layout number: SWP/DTCP/TIRUPPUR/LAYOUTNo.175/2024Date 15.12.2023

7. Panchayat Resolution no: 43 Date:27-8-2024

ORDER :

1. In the letter from the Town and Country Planning DepartmentPerumanallur village ,Avinashi Taluk, Tiruppur District. S.F.No.271/3 extent of 2.53Acre proposed residential layout, TheTechnical Clearance/ Concurrence /Planning Permission is issued to the above mentioned layout and the approval numberis

odangerousorobnoxious factories are allowed.

6. TheApplicantshallpaythedifferenceinratesoffeespaidtheApplicant tothispanchayat,ifany difference arises.

7. Every plot deed registration should be accompanied by a copy of this layout approval map.

8. 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.

9. The Applicant shall bear sole responsibility for civil suits arising out of deed registrations changes in land

ownership.

10. Constructionofhighvoltage/lowvoltagepowerlinesfortheplotstobesoldby theApplicantthroughthe reserved

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2024.11.06 20:24:09

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.