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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1/2026-27 **Date:** 4/27/26 6:54 PM

From:

Village Panchayat

Thonguttipalayam panchayat office , Thonguttipalayam ,Thonguttipalayam(po),Pollikalipalayam (via), Tiruppur south (Tk) - Tiruppur - 641665

To :

: Thiru.N.Kumar S/o.Nachimuthu,
Thiru.S.Ravidrakumar S/o. Subramanian,
D.No. 4/612 Veppankadu, Krishna Nagar, Kovil Vazhi,
Muthanampalayam,
Tiruppur - 641 606

Online Application Number: MCIAP7TJ

Sir/ Madam,

Sub :

Residential Layout - Tiruppur District – Tiruppur South Taluk - Thonguttipalayam Village Panchayat - Proposed Formation of Housing Layout to an total Extent of 3523.00 sqm or 0.87Acres in the Land Bearing - S.F.No.627/1A2 at Thonguttipalayam Village and Panchayat - Final Approval - Reg.

Ref :

1. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
2. Application Reference No. MCIAP7TJ, dated: 24.12.2025. received through Single Window Portal from Thiru.N.Kumar S/o.Nachimuthu and Thiru.S.Ravidrakumar S/o. Subramanian.
3. Asst. Director, Town and country planning Department ROC No. MCIAP7TJ/2026/TCP, Dated: 10.02.2026.
4. Gift deed document no. 435/2026 Dated: 02.02.2026
5. Thonguttipalayam Village Panchayat Resolution.No : 91/2025-2026 dated.16.02.2026.
6. Payment details of Development Charge & Scrutiny fee (Through Online) , Land use conversion charge (Through Online) received from the applicant respectively on dated. 16.03.2026.
and 27.04.2026.
7. Affidavit/ Undeg for Drainage and Street Light FL.839222 Date.13.03.2026.

Body:

The Application seeking final approval for the proposed formation of housing layout to an extent of 3523.00 sqm or 0.87 Acres. in the land bearing S.F.No.627/1A2 at Thonguttipalayam Village and Panchayat, Tiruppur South Taluk, Tiruppur District, was processed as per the prevailing rules and after perusing the records and after conducting site inspection, Road pattern map was approved as per reference 3rd cited above. On receipt of payment of Open space reservation Charges and Centage charges and Sub division charges vide reference 6th cited above, the Technical clearance is issued to the mentioned Sub division with details given below and subject to the following conditions
Tiruppur District, Tiruppur South circle, Thonguttipalayam Panchayat and village, S.F.No.627/1A2 the applicant has done by Road, Water Supply, OHT and also Promise for Drainage and Street Light with own risk vide reference cited 7th and if any fees as per government rules mentioned as per audit in future that the fees will also pay.

Note : The Rules and Conditions mentioned in G.O's cited in reference, Planning Permission order and All Layout Rules and Conditions are Applicable to this Layout.

The final Approval is issued to the above mentioned layout and the number is assigned as 01 /2026-27

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2026.04.27 18:54:33

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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