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RE REGULATORY RECORD

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

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No:
1KEWQTMJ/2024/TCP
DATED 30/07/2024
SWP/DTCP/TIRUPPUR/LAYOUT
APPROVAL NO.206/2024

Date: 7/16/25 5:31 PM

From:
The Special Officer,
Poolavadi Panchayat
Gudimangalam Union
Tirupur District 642120

To :
P.Ashiwinkumar and P Kalaiselvi
D no 1/139-1, paaraikadu,
Navarathana Apartment
Rakiyapalaym Road,
Kaniyampoondi (Post)
Avinashi
Tiruppur (Dt) 642206

Online Application Number: 1KEWQTMJ

Sir/ Madam,

Sub : Residental Layout – District Town & Country Planning Office – Tiruppur District – Udumalpet Taluk – Poolavadi Village & Panchayat –S.F.Nos. 5/C2A, 5/C2B,32/A2A 32/A2B...Poolavadi – Extent of 20972 Sq m – (5.18 Acres) Technical Clearance Issued – Forwarded for Further Action – Reg.

Ref : Reference : Assistant Director Town & Country Planning ROC No. NO 1KEWQTMJ/2024/TCP DATED 30/07/2024 SWP/DTCP/TIRUPPUR/LAYOUT APROVAL NO.206/2024 , Panchayat Resolution no. 41 Dated : 08.07.2025

Body:

As Per Above said ROC no. Tiruppur District – Udumalpet Taluk – Poolavadi Village & Panchayat – S.F.Nos. 5/C2A, 5/C2B,32/A2A 32/A2B...Poolavadi – Extent of 20972 Sq m – (5.18 Acres) Technical Permission was granted on the basis of conditions.

In the said layout a Gift Deed has been made in the Name of Poolavadi Village Panchayat President for the construction of a road Poolavadi Village Panchayat as per Gift Deed No. 8796 /2024, dated 16/08/2024, Assistant Director Town & Country Planning Tiruppur, ROC No 1KEWQTMJ/2024/TCP DATED 30.07.2024 SWP/DTCP/TIRUPPUR/LAYOUT APROVAL NO.206/2024 view to Layout Drawing – No 1 Poolavadi Village Panchayat council According to the resolution authorization, the panchayat approval is given and this route is given to Order.

Conditions :

1. The Boundry Stones Should be maintained as per Layout Approved No SWP/DTCP/TIRUPPUR/LAYOUT APPROVAL NO.206/2024 by The Assistant Director Town & Country Planning Tirupur.
2. As per Rule 3 of G.O.M.S. 79 Housing and Urban Development Department Dt. 04.05.2007 to the Plot owner Poolavadi Panchayat Inspection Fees Rs.5000/- and Development Fees Rs.2 per sq ft of 142938.24 sq ft and Rs 285876/- has been paid to Panchayat General Fund .
3. The Aprooved Layout No. SWP/DTCP/TIRUPPUR/LAYOUT APPROVAL NO.206/2024 by The Assistant Director Town & Country planning Tirupur Should be Permanently displayed at the Enterance of the Layout by means of 6 x 4 Permanente information board.
4. A notice should be given to the layout sketch from the applicant Poolavadi Panchayat Prresident Clearly Specifying the panchayat board resolution and date of agreement with the applicant.

Validity unknownSignature valid

Signed by: Village Panchayat President
Location: Tiruppur
Date: 2025.07.16 17:31:44

திருப்பூர் மாவட்டம் பூலவாடி ஊராட்சி ஊராட்சி மன்றம்

.....பூலவாடி ஊராட்சி..... ஊராட்சி

தீர்மான நகல்

2025 ஆண்டு ஜூலை மாதம் 8 ம் தேதி செவ்வாய் கிழமை

காலை
11 மணிக்கு ஊராட்சி மன்றத்தில் நடைபெற்ற, ~~அவசரக்~~ சாதரண க்கூட்டத்தின் நடவடிக்கைகள்

மாலை

~~வருகை தந்த உறுப்பினர்கள்~~ தனி அலுவலர் / விசேஷ
வட்டார வளர்ச்சி அலுவலர் (கி.ஊ)
பூலவாடி ஊராட்சி

வ. எண்	பொருள்	தீர்மானம் எண்: 41
1)	ஆனைமலை உளுவாம்பாளையம் கி.ச எண் 5/C2A, 5/C2B, 32/A2A, 32/A2B -ல் 5.18 ஏக்கர் அளவு 2097ச.மீ பரப்பளவில் அமைய இருக்கும் மகளிர்திட்டக் கிளை அலுவலகம் கட்டுவதற்கு தனி நபர்களிடமிருந்து பெறப்பட்ட IKEWRTMJ/2024/TCP Date 30.07.24ன்படி விண்ணப்பத்தினை பரிசீலனை செய்து வரைபடத்தில் மே.வ/கி.ஊ (5.6m) எல்லை SWP/DTCP/TirupurW/Layout Apprnel NO 206/2024 அனுமதியின் அடிப்படையில் மகளிர் அலுவலகம் அமைவதால் ஏற்படும் சுற்றுப்புற சூழல் கேடுகளை, ஆக்கிரமிப்பு கட்டுமானம், பாதிப்புகள் கட்டுமானம் ஆகியவற்றை தடுக்கும் பொருட்டு தனி நபர்களிடமிருந்து பெறப்பட்ட 2 விண்ணப்பங்களை	ஏகமனதாக தீர்மானிக்கப்படுகிறது

தனி அலுவலர் /
வட்டார வளர்ச்சி அலுவலர் (கி.ஊ)
பூலவாடி ஊராட்சி

/உண்மை நகல்/

தேதி: 08/07/25

தலைவர்

..... ஊராட்சி

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.