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RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025-26

Date: 5/22/25 6:35 PM

From:

Village Panchayat

Vadugapalayampudur

To :

S.Senthilnathan and 3others

Online Application Number: 9YPQV5OQ

Sir/ Madam,

Sub :

Layout approval

Ref :

PPA

Body:

Layout Vadugapalayampudur Panchayat
To : Thiru.S. Senthilnathan and 3 Others D No.21 Thiruvalluvar Street Palladam, Tiruppur-641664
Sub :
Final Approval Layout - Tiruppur District – Palladam Taluk - Vadugapalayampudur village - proposed formation of housing layout to an total extent of 4472.00 sqm (1.105 Acres) in the land bearing S.F.No. 142/1A1 at Vadugapalayampudur village and panchayat– Final Approval - Reg.
Ref :
1. Letter Roc No. 320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai (Circular).

2. Application Reference No. 9YPQV5OQ Received through Single Window Portal from Thiru.S SENTHILNATHAN AND THREE OTHERS, Dated: 01.01.2025.

3. Asst. Director, Town and country planning Department ROC. 9YPQV5OQ/2025/TCP Dated.19.03.2025

4. Gift deed document no.3600/2025 dated 04.03.2025 and 3601/2025 dated 04.03.2025 Uploaded by the Thiru. S
SENTHILNATHAN AND THREE OTHERS.

5. Vadugapalayampudur Village Panchayat Resolution.No : 24/2025-2026 dated. 06.05.2025

6. Payment details of Development Charge& Scrutiny fee (Through Online) , Land use conversion charge (Through E-Challan – 20250520018803) received from the applicant respectively on dated 20.05.2025 and
21.05.2025

Body :

The application seeking final approval for the proposed formation of housing layout to an extent of 4472.00 sqm (1.105 Acres). in the land bearing S.F.No. 142/1A1 at Vadugapalayampudur village and panchayat, Palladam 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 3 rd 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, Palladam circle, Vadugapalayampudur Panchayat and village, S.F.Nos: 142/1A1 and Drainage, Road Facilities and water supply facilities are done by the applicants in layout except Street Light Provision. The applicant also promise to pay for Street Light and any fees as per government rules if

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2025.05.22 18:35:10

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.