

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter



Roc No: 01/2025-26

Date: 7/24/25 1:33 PM

From:

Village Panchayat

Sivanmalai

To :

1.Thiru.Jagadeesan
2. Thiru.Arigiri
4/47 Nochikattupudhur, Arasamalpalayam
Kangayam
Tiruppur District - 638701

Online Application Number:

R11YUHUM

Sir/ Madam,

Sub :

Approval of Residential layout- Tirupur district - Kangayam panchayat Union – Sivanmalai Village Panchayat

Technical approval has been received for the proposed residential layout measuring 1.26 Acre or 5132 Sq.m

S.F.No.: 871/1B1A1A at Sivanmalai Village- Kangayam

Taluk - Approval and final approval of the Residential layout -Reg

Ref :

1. Application Reference No. R11YUHUM / 2025 /TCP Dated. 31.05.2025 , received through Single Window Portal from Thiru.Jagadeesan and Thiru.Arigiri
2. Planning Permission approved by the Joint Director Assisstant Director / Depty Director/ District Town and country planning Office,
Tiruppur, vide R.O.C.No: R11YUHUM /2025/TCP Date :08.07.2025
3. Gift deed document no. 3572/2025, dated.24.06.2025 Uploaded by the applicant Thiru. Jagadeesan and Thiru. Arigiri

4. Payment details of OSR Fees Received From the Applicant Dated 26.06.2025 and Centage charges received from the applicant dated 01.07.2025

5. Payment details of Development Charge,dated 01.07.2025 land use conversion charge Date : 22.07.2025 & 23.07.2025 and Scrutiny fee Date: 31.05.2025

6. Received from the applicant dated 08.07.2025

7. Sivanmalai Village Panchayat Resolution.No : 90 Date : 22.07.2025

8. G.O.No.18 Department of Municipal Administration and water supplyDated:04.02.2019

Body:

The application seeking final approval for the proposed formation of housing layout to an extent of 1.26 Acre or 5132 . sq.m in the land bearing S.F.No. 871/1B1A1A Sivanmalai Village Panchayat, Kangayam Taluk, Tiruppur District was processed as per the prevailing rules and after per using the records , gift deeds vide reference 3rd cited above , Planning permission vide reference 2nd cited above and after conducting site inspection, the applicant was directed to pay the following fees by generating online demand

1 .Development Charge - Rs.12830 Dated on 01.07.2025

2. Scrutiny fee - Rs.7698/-Dated on 31.05.2025

3 land use conversion charge - Rs.99500/- E-Challan no : 20250722010757 Dateon : 22.07.2025 and Rs.67850/- E-Challan no : 20250723033026 Date On : 23.07.2025

On receipt of payment of Development Charge ,Land use conversion Charge and Scrutiny fee vide reference 5th cited above, The Subject was passed for the layout final approval at Sivanamlai Village Panchayat meeting held on 22.07.2025 and the Resolution .No: 90 vide reference 7th cited above.

Condition 1.

Assistant Director,Urban Development Department Tirupur zone process No: RIIYUHUM/2025/TCP Dated : 08.07.2025 .All Indicated in the Residential layout and special conditions are to be followed.

Condition 2

Assistant Director,Urban Development Department, Tirupur zone should process the activity by granting technical permissions on SWP/DTCP/Tiruppur/Layout NO. 117/2025 shall be defined by boundary stones.

Condition 3

It is the responsibility of the owner to pay if any charges other than those paid at the time of obtaining permission should be paid within 7 days.

Condition 4

If any or all of the above conditions are violated or the Residential layout is constructed in deviation from the approved plan, the owner Shall be liable to action and fine as per rules.

Condition 5

This Sub-division permission is subject to cancellation or modification if the Executive officer considers that this subdivision permission has been improperly obtained or is likely to give rise to a mistake or for any reasonable cause appearing to him.

Condition 6

Violation of any of the above conditions will result in the cancellation of accreditation.

Village



Signature valid

Signed by: Village Panchayat President
Location: Tiruppur
Date: 2025.07.24 13:33:16



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](#)



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



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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