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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2024-2025 Date: 7/23/24 1:22 PM

From:

Village Panchayat

Vadugapalayampudur

To :

Ms.M.Kanagaraj & 7 others,
Door no.11, Tex tool colony,
Telugupalayam,
Coimbatore District-641039.

Online Application Number: MI7D6EWP

Sir/ Madam,

Sub :

Residential Layout - Office of the Vadugapalayampudhur Village Panchayat office, Palladam panchayat Union ,Tiruppur District – proposed formation of housing layout to an total extent of 0.885 Acre or 3581.00Sq.m in the land bearing S.F.No. 355/1B , 355/1C & 355/1D at Vadugapalayam Village – Palladam Taluk - Tiruppur District - Final Approval - Reg.

Ref :

1. Application Reference No. MI7D6EWP dated. 23.02.2024 , received through Single Window Portal from Mr.M.Kanagaraj & 7 others.
2. Planning Permission Letter and Layout Drawing approved by the Assisstant Director ,District Town and country planning Office, Tiruppur, vide R.O.C.No:MI7D6EWP/2024/TCP and SWP/DTCP/TIRUPPUR/LAYOUT.NO:114/2024 dated: 16.04.2024.
3. Gift deed document no. 5843/2024, dated.04.04.2024 Uploaded by the Applicant Mr.M.Kanagaraj & 7 others on 12.03.2024.
4. Payment details of Open space reservation Charges and Centage charges received from the applicant respectively on dated 12.04.2024 and 16.04.2024
5. Payment details of Development Charge , Land use conversion charge and Scrutiny fee received from the applicant dated 09.07.2024
6. Vadugapalayampudhur Village Panchayat Resolution.No : 17/2024 dated.21.06.2024.

Body:

ORDER:-

The application seeking final approval for the proposed formation of housing layout to an extent of 0.885 Acre or 3581.00Sq.m in the land bearing S.F.No. 355/1B , 355/1C & 355/1D at Vadugapalayam Village, Palladam 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 + Scrutiny fee - Rs.88,000 + Rs.21,000 = Rs.1,09,000 /-

2.Land use conversion Charge - Rs.83,050/-.

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 Vadugapalayampudhur Village Panchayat ward Members meeting held on 21.06.2024 and the Resolution .No:17/2024 vide reference 6th cited above,

Layout Details :

Sl.no	Details:
1.	Layout Extent - 0.885 Acres or 3581.00Sq.m.
2.	No of Plots Allotted - 21 Nos
3.	Public Purposes Gifted to Local body:
	i). Layout Roads including Splay 4.5 Sq.m.
	ii). Public purpose (A)for Local body 26.70 Sq.m. (0.74%)
	iii). Public purpose (B) for Tangedco 26.25 Sq.m. (0.73%)

The Applicant paid Rs 2,50,355/- on 12.04.2024 as Open Space Reservation Charges against allotted Park Area of 357.65 Sq.m (10 %) as per Govt Orders ,and the Receipt of Payment vide reference 4th cited above.

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 Planning Permission Layout Drawing Approval . No : SWP/DTCP/TIRUPPUR/LAYOUT.NO :

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2024.07.23 13:22:31

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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