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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 125/2025-26 **Date:** 1/14/26 2:47 PM

From:

Village Panchayat

PAPPANKULAM PANCHAYAT OFFICER, PAPPANKULAM POST,CHEYUR VIA

To :

Thiru.K.Thiruppathi Ganesaraja,
D.No.590A, Thiruvananthapuram Street,
Rajapalayam,
Virudhunagar – 626 117.

Online Application Number: U9PL9LGR

Sir/ Madam,

Sub :

Online Application Number: U9PL9LGR/2026/TCP Date: 08.01.2026

Sir/ Madam,

Sub :

Residential Layout – Office of Tiruppur District, Avinashi Taluk, Pappankulam Village & Panchayat acknowledging and Approving in S.F.No.213/1C2 extent of 10120.00 sqm (2.50 Acre) Residential Plot Technical Clearance issued By Town and Country Planning Department – reg

Ref :

01.Application Reference No. U9PL9LGR/2026/TCP Received through Single Window Portal from Thiru.K.Thiruppathi Ganesaraja, dated: 08.01.2026

02. Road Pattern Plan approved by the District Town and country planning Office, Tiruppur, Dated 17.12.2025.

03. G.O.No.79, Housing and Urban Development Department, Dated.04.05.2017

04. Letter No. K.Dis.E2/9157/2025, Dated.29.10.2025 of of Joint Director, Agri department, Tiruppur District.

05. Letter Roc No.15899/2025 Dated 06.11.2025 of Director of Town and Country Planning, Chennai (Circular)

06. G.O.No.138, Housing and Urban Development Department, Dated 04.06.2004.

07. Town and country planning Department (Planning Permission) Tiruppur Roc No : U9PL9LGR/2026/TCP Dated: 08.01.2026

8. Technical Clearance/Concurrence/Planning Permission issued Layout number: SWP/DTCP/Tiruppur/LAYOUT No.08/2026

9. Resolution Copy No. 125/2025-26 Date: 12.01.2026

Body:

Proceeding for Tiruppur District, Avinashi Taluk, Pappankulam Panchayat Special Officer/ Block development Officer Avinashi block Tmt.S.Vijayalakshmi

ORDER :

1.In the letter from the Town and Country Planning Department, Tiruppur District, issued to Avinashi union, Pappankulam Village & Panchayat S.F.No.213/1C2 extent of 10120.00 sqm (2.50 Acre) proposed residential Layout, The Technical Clearance/Concurrence/Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP/DTCP/Tiruppur/LAYOUT No.08/2026. subject to Special conditions and Technical clearance from the local Authority.

2. Received with letter from the Town and Country Planning Department (Planning Permission), Tiruppur District the Approved Layout Map for the Residential plots and the Related Documents Submitted by the Applicant has been thoroughly Scrutinized. After scrutinizing the documents and on site Inspection of amenities mentioned in the Layout Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities Pappankulam Panchayat road handedover document with the. 12262, dated. 28.08.2025 registered at the Avinashi Sub Registrar Office.

3.According to the ordinance in Reference 4, 3% Market value fee for Residential Layout Plot of Rs.22,800/- (Rupees Twenty Two Thousand Eight Hundred only) has been paid by the Applicant towards State Bank of India. E-Challan Number. 20260113015278 Dated 13.01.2026. and the bank Receipt has been handover to the Thekkalur Village Panchayat by the Applicant.

4.The fees/Charges collected from the applicant are as follows :
Layout approval Fees : Rs. 201590.00/- Dated 14.01.2026
Layout inspection Fees : Rs.5000.00/- Dated 13.01.2026

Therefore, Subject to Specific Conditions, Tiruppur District, Avinashi Taluk, Pappankulam Village & Panchayat in S.F.No.213/1C2 extent of 10120.00 sqm (2.50 Acre) extent of It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions :

01.Tiruppur District Town and Country Planning Department (Planning Permission) Roc No : U9PL9LGR/2026/TCP Date: 08.01.2026 and Residential Layout Technical Clearance/ Concurrence/Planning Permission issued Number SWP/DTCP/Tiruppur/LAYOUT No.08/2026. All the Special conditions mentioned must be strictly followed :

02. Roads constructed in the approved Residential Layout should remain in same existing condition. No changes should be made.

03. The details of the plots divided in the approved Layout map shall not be altered without the permission of this authority.

04. Approved layout plots should be used for construction of houses only, No dangerous or obnoxious factories are allowed.

05. The Applicant shall pay the difference in rates of fees paid the Applicant to this panchayat, if any difference arises.

06. Every plot deed registration should be accompanied by a copy of this layout approval map.

07. The Applicant shall be bound by any changes of orders issued by the Government in the policy Regarding the recognition of land Layout approval and planning permission.

08. The Applicant shall bear sole responsibility for civil suits arising out of deed registrations changes in land ownership.

09. Construction of high voltage/low voltage power lines for the plots to be sold by the Applicant through the reserved area of Public or open space handover to the local body id not permitted.

10. It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.

Details of allotments of plots for which technical approval has been granted:
1) Plot area : 2.50 Acres (0r) 10120.00 sqm
2) No of Plots : 70 (EWS Included)

The Special Officer
Pappankulam panchayat
Avinashi panchayat Union

To

Thiru.K.Thiruppathi Ganesaraja,
D.No.590A, Thiruvananthapuram Street,
Rajapalayam,
Virudhunagar – 626 117.

Copy to :
1.Assistant Director, Town and Country Planning Department (Planning Permission), First Floor, Kumaran Commercial Complex, Near Railway Station, Tiruppur – 641601
2.The Sub Registrar, Office of the Sub Registrar,Avinashi.

**Village**

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

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# 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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