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RE REGULATORY RECORD

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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: 6/27/25 12:07 PM

From:

Village Panchayat

North Avinashipalayam panchayat office R.Pudhupalayam, Pollikalipalayam (Po), Tiruppur South(Tk), Tiruppur_641665

To :

M/s.Global Developers, D/o. 595-2nd Floor,
J.K. Kongu Complex, Vasantham Nagar,
Singanallur, Coimbatore–641005.

Online Application Number: T7EJGVLA

Sir/ Madam,

Sub :

Residential Layout - Tiruppur District – Tiruppur South Taluk - North Avinashipalayam Village – Proposed formation of housing layout to an total extent of 7.46 Acres or 30198.00 Sq.m. in the land bearing S.F.Nos : 254/1, 254/2, 254/3, 255/1, 257/1 & 258/1 at North Avinasipalayam Village and Panchayat - Final Approval - Reg.

Ref :

1. G.O. No.79 Housing and Urban Development, Dated : 04.05.2017.
2. Letter Roc.No.320/2022/TCP, Dated:07.01.2022 of Director of Town and Country Planning, Chennai (Circular).
3. Commissioner, Rural Development and Panchayat Raj Department, Chennai, R.O.C. No.4870/2024/ Para 2.2 dated : 10.01.2025.
4. Application Reference No.T7EJGVLA/2025/TCP, received through Single Window Portal from M/s.Global Developers, Dated.01.03.2025
5. Assistant Director, Town and Country Planning Department ROCNo. T7EJGVLA/2025/TCP, Dated: 07/05/2025
6. Gift deed document No.2031/2024, dated : 23.04.2025
7. North Avinashipalayam Village Panchayat Resolution No: 103/2025-26, Dated : 26.06.2025.
8. Payment details of Development Charge, Inspection & Scrutiny fee Receipt No. 2025062642775, Dated : 26.06.2025 (Development Charge – Rs.650103/-, Inspection & Scrutiny fee – Rs.116000/- Total = Rs.766103/-)
9. Land use Conversion Charge Through E-Challan No.20250621010582, Rs.221000/- Received from the applicant, Dated : 21.06.2025.

10. Affidavit / Undertaking for Street Light Dated on : 23.06.2025.

Body:

The application seeking Final approval for the proposed formation of housing layout to the total extent of 7.46 Acres or 30198.00 Sq.m. in the land bearing S.F.Nos : 254/1, 254/2, 254/3, 255/1, 257/1 & 258/1 at North Avinasipalayam Village and Panchayat , Tiruppur South Taluk, Tiruppur District was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant(S) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT etc., as per standards specified by the local body. On receipt of payment of Open space reservation Charges and Centage charges and Sub division charges vide reference 8th & 9th cited above, the Technical clearance is issued to the mentioned Sub division with details given below and subject to the following conditions.

Tiruppur District, Tiruppur (South) circle, North Avinashipalayam Panchayat and village, S.F.Nos 254/1, 254/2, 254/3, 255/1, 257/1 & 258/1 and Road Facilities, water supply facilities have been done by the applicant. The applicant also Promise for Street Light with own risk vide reference cited 10th and if any fees as per government rules mentioned as per audit in future that the fees will also pay.

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.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2025.06.27 12:07:33

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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