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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: 01/2025-26 **Date:** 2/16/26 4:22 PM

From:

Village Panchayat

Kalipalayam Panchayat Office, Kalipalayam,Mulanur (p.o)- 638106.

To :

Thiru.I. Habibullah and Five Members,
No.5/6, Muthaliyar Street,
Pugalur Sugar Factory,
Pugalur Taluk,
Karur- 639113.

Online Application Number: 1BWOB7DX

Sir/ Madam,

Sub :

Approval of Plot - Tiruppur District - Mulanur Block - Kalipalayam Panchayat - R.S. No: 28/1B, 29/A, 29/B, 30/A1, 30/B1 and 31/A1 (Total Area 5.04 Acres) Proposed Residential Plot consisting of 88 plots - Technical approval of the Town and Country Planning Department has been obtained - Basic facilities have been completed - Development charges have been paid - Final Approval has been given to the Plot - Regarding.

Ref :

1. Government Order No.: 181, Municipal Administration and Drinking Water Supply Department, Date: 09.12.2020.
2. Government Order No.: 141, Department of Housing and Urban Development, Date: 16.07.2022.
3. Government Order No.: 180, Rural Development and Panchayats Department, Date: 05.12.2024.
4. Commissioner, Rural Development and Panchayat Department's Circular (SOP) Roc. No.4870/2024/PRI.MIS-1, Date:16.05.2025.
5. Technical Approval No. 1BWOB7DX/2025/TCP, Date: 14.10.2025, of the Assistant Director, Urban Planning Department, Tiruppur District.
6. Date of development fee payment by the promotor: 12.02.2026.
7. Zonal Block Development Officer (Zone-2) Inspection Report Date 12.02.2026.

Body:

As per the technical approval of the Assistant Director of Urban Planning, Tiruppur District, as seen in Reference 3, technical approval has been granted through the Single Window Portal for the proposed residential plot constructed on 5.04 acres of land located in R.S. No.: 28/1B, 29/A, 29/B, 30/A1, 30/B1 and 31/A1, within the limits of Kalipalayam Panchayat, Mulanur Block, Tiruppur District.

As per the government orders and guidelines from Reference1 to 4, it has been confirmed through field inspection that basic facilities such as bitumen roads, rainwater drainage facilities, street lighting facilities and drinking water facilities have been provided in the above-mentioned layout, and photographs of the same have been posted on the website.

Further, the details of the full payment of the development charges and other charges payable to this section by the promotor have been verified as follows:

Charge details and calculation:

1. Total Land Area - 5.04 Acres (or) 20388 sq m

2. Public allocations(Road/Park/Public Utility) – 6767.97 + 1408.71 + 187.04 = 8363.72 sq m

3. Net Plot Area – 12024.28 sq m (or) 129429.35 sqft

4. Development Charge (Rs. 2 per sqft) – 129429.35 X 2 = Rs. 258858.70/-

5. Plot Charge (for 88 plots) - 1000 X 88 = Rs. 88,000/-

6. Total Plots - 88 Plots

The payment of all the above fees to the Panchayat Paid as per reference 6, final approval is hereby given to 88 plots with an area of 129429.35 sq. ft. in Kalipalayam Panchayat R.S. No. 28/1B, 29/A, 29/B, 30/A1, 30/B1 and 31/A1.

Terms And Conditions :-

1. This approval is given only for the layout map. It is not a proof of ownership to the land. In case of any dispute or civil suit regarding the land ownership, the layoutpromotor will be fully responsible for it. The Panchayat Administration has no responsibility in this regard.

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2026.02.16 16:22:25

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.