Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1/25-26
Dated:12.04.2025

Date: 4/12/25 8:10 PM

From:

Village Panchayat

Village Panchayat Office,
Thanthoni,
Madathukulam,
Tiruppur District - 642 203.

To :

Thiru. S.Gunasekaran,
Tmt. G.Jayamani,
78, 7th Street, Iswarya Nagar,
Gandhi Nagar,
Madathukulam Taluk,
Tiruppur- 642 154.

Online Application Number: G5A81Z44

Sir/ Madam,

Sub :

Revised residential Layout - District Town and Country Planning office -ROC No G5A81Z44/2025/TCP- Tiruppur District – Madathukulam Taluk – Thanthoni
Village and Panchayat – S.F.no's. 232/1A, 232/1B, 233/1A1A1A1B1 and 233/15 - extent of 15150.00 sqm (3.74 Acre) - Technical clearance Palanning permission no SWP/DTCP/Tiruppur Layout No :59/2024 Final order issued Reg.

Ref :

1. Application Reference No. G5A81Z44 Received through Single Window Portal from Thiru. S.Gunasekaran and Tmt. G.Jayamani, Dated: 03.12.2024.
2. Revised road pattern plan approved by the District Town and country planning Office, Tiruppur, dated: 27.12.2024.
3. G.O. No.79, Housing and Urban Development Department, Dated.04.05.2017.
4. Letter No.K.Dis.E2/595/2024, Dated.23.01.2024 of Joint Director, Agri Department, Tiruppur District.
5. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
6. Gift deed document no. 5456/2024 dated.30.12.2024 Uploaded by the Applicant Thiru. S.Gunasekaran and Tmt. G.Jayamani,
on 09.01.2025.
7. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
8. G.O. No.18, Department of Municipal Administration and Water supply, dated:04.02.2019, G.O.16 Department of Municipal

Administration and Water Supply, dated: 31.01.2020 and G.O.
No.181, Department of Housing and Urban Development, Dated:09.12.2020.
9. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O. No.141, Housing and Urban Development Department, Dated: 16.07.2022.
11. Government Letter No.19113/4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
13. Letter Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
14. Demand raised for payment of Centage and Development Charges dated 10.01.2025.
15. Payment details Centage and Development Charges received from the applicant on 11.01.2025.
16. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).
17. Application Reference No. BI415I62, Technical clearance issued vide no. SWP/DTCP/Tiruppur/LAYOUT No.59/2024,
dated.24.02.2024
18.Thanthoni Panchayat Resolution No :143/2025 Dated : 29.03.2025
19.Date of Payment of Fees to thanthoni panchayat online :12.04.2025

Body:

Order,
Residential Layout land bearing - S.F.no's. 232/1A, 232/1B, 233/1A1A1A1B1 - extent of 15150.00 sqm (3.74 Acre) in Thanthoni Panchayat Madathukulam panchayat union -Tiruppur District the letter of the Deputy director of Urban developement Tiruppur District Technical clearance has been given for the proposed residential plot seen in view 1 & 2.
For the above proposed plot as per goverment order as seen in 3
SWP/DTCP/Tiruppur Layout No :59/2024
Plot Area 15150.00 sqm (3.74 Acre)
Allocated park Area (a) Park :1080.64 Sq.m
Guiden line assesment amount per area :671215/-
(Paid by the petitioner to the appropraite Goverment Head)
Accoording to the online receipt found in view 19 the development fees has been paid to the panchayat
Therefore as all the above have been received based on panchayat resolution found in view 18 and order subjected to the conditions started in the decree circular found in view 2 to 17 that the final approved of the Residential Layout Final order issued.

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

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.