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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: 02/MAN/LPA/25-26

Date: 3/14/26 11:51 AM

From:

Village Panchayat

Village Panchayat Office, Tiruppur Main Road, Mangalam - 641663

To :

Thiru. R.Venkatachalam,
Veenash thottam opp,
Kozhikarkadu,
Mangalam,
Tiruppur- 641 663.

Online Application Number: 34YT2UDA

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and Country Planning office, Tiruppur District – Tiruppur Local Planning Authority -
Tiruppur South Taluk – Mangalam Village and Panchayat - S.F.No. 246/2K1A1A1- Site Extent 4100.00 sqm (1.01 Acre) -
proposed Layout - Technical clearance issued - forwarded for further action - Reg.

Ref :

1. Application Reference No. 34YT2UDA, received through Single Window Portal from Thiru. R.Venkatachalam,
Dated.06.01.2026.
2. Road pattern plan approved by the District Town and country planning Office, Tiruppur, dated : 13.01.2025.
3. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
4. Gift deed document no.861/2026 dated.20.01.2026 Uploaded by the Applicant Thiru. R.Venkatachalam on 30.01.2026.
5. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. 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.
7. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020.
8. G.O. No.181, Department of Housing and Urban Development, Dated: 09.12.2020 and G.O. No.141, Housing and Urban

Development Department, Dated: 16.07.2022.
9. G.O. No.53, Department of Housing and Urban Development, Dated: 28.02.2024.
10. Government Letter No.19113/4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
12. Letter Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
13. Demand raised for payment of OSR Charges and Centage charges, Development Charges, Subdivision Charges respectively
dated 13.01.2026 and 30.01.2026.
14. Payment details of OSR Charges and Centage charges, Development Charges, Subdivision Charges received from the
applicant respectively on dated 30.01.2026 and 31.01.2026.
15. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).

Body:

The application seeking Technical clearance for the proposed formation of Housing Layout to an extent of 4100.00 sqm (1.01
Acre) in the land bearing S.F.No. 246/2K1A1A1 at
Mangalam 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 was directed to hand over the portion of land earmarked for roads and Public purposes meant for local
body and TANGEDCO vide reference 2nd cited
above.
On receipt of gift deeds vide reference 4th cited above, and on receipt of payment of Centage charges and Development vide
reference 14th cited above, the Technical clearance is
issued to the mentioned layout with General and Special conditions:
Layout Details:
1. Layout Extent : 1.01 Acre (4100.00 Sqm)
2. No of Plots Allotted : 12 No’s
3. Public Purposes Gifted to Local body:
(i) Layout Roads including Splay : 1425.34 Sq.m.
(ii) Park : 267.47 Sq.m (10%), For 10% equivalent park area OSR amount of Rs. 1,33,735 /- paid by applicant.
(iii) Public purpose (A)for Local body : 14.00 Sq.m (0.52 %)
(iv) Public purpose (B) for Tangedco : 13.93 Sq.m (0.52 %)
The Technical Clearance is issued and the number is assigned as SWP/DTCP/Tiruppur/LAYOUT No .12/2026 and Planning
Permission No. 12/2026.
General conditions:
1. The local authority shall accord permission duly following the rules/regulations/Orders issued from time to time under the
respective Acts.
2. The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the
approval issued shall be forwarded to this office for
record.
3. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration
department and the office of the Assistant Director of
Survey and land records concerned for information and for making mutation in their records.
4. Also, the local authority shall forward the copy of such permission/approval to the Tahsildar concerned with a direction to the
applicant to pay the requisite charges for making
mutation in the TamilNilam/Collabland website.
5. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.
SPECIAL CONDITIONS:
1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only
the entitlement to develop the land by the applicant

is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually
ascertain the ownership of the property of the
developer/seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office
is not the appropriate authority to decide on this.
2. The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified
by the local body concerned or to pay the estimate
cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads,
drains, water supply etc. for the layout, as per existing
rules. Before taking over the infrastructure developed by the owners / developers, the local bodies shall ensure the quality of the
works done by the owners/developers. Reasonable
period to be prescribed for up keep/maintenance of the roads and drains by the owners/developers. Wherever layouts develop at
a slow pace, the maintenance period shall be
extended till 60% of the plots developed in the layout or 5 years whichever is later as envisaged under the directions issued by the
Government Order vide references 8th, 9th and
10th cited above.
3. The local authority shall also ensure that the Layout for the land earmarked for roads, parks and land meant for public purposes
such as Local body and TANGEDCO are properly
carried out and transferred in favour of the local body/TANGEDCO concerned before issuing the final approval.
4. As envisaged under the "Tamil Nadu Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, market,
book, sell or offer for sale or invite persons to
purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after
registering the Real Estate Project with the Real Estate
Authority. The applicant has to comply the said provisions.
5. The applicant/owner/developer is hereby directed to handover the gift deed as cited in 6th reference above to the concerned
local body. It is sole responsibility of the concerned
local body to ensure this before issuing final approval.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2026.03.14 11:51:03

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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