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: 03/2024

Date: 10/23/24 1:35 PM

From:

Village Panchayat

Sivanmalai

To :

Mr.N.K.Subramaniam,
S/o, Kulanthaisamy,
115, Neelakattupudur,
Sivanmalai,
Kangeyam Taluk,
Tiruppur District-638701

Online Application Number: SNWL1POS

Sir/ Madam,

Sub :

Residential Layout – Tiruppur District – Kangayam Block – Sivanmalai Panchayat/Village – Formation of Housing Layout in Re.S.F.No:1543/1C1 with Extent of 2.22 Acre – Final Approval Issued – Regarding.

Ref :

1. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
2. G.O. No.181, Department of Housing and Urban Development, Dated: 09.12.2020.
3. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020 and 16.07.2022.
4. 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
5. Government Letter No.19113/4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
6. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
7. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular).
8. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).

9. Kangayam Sub registrar office Gift deed document no. 4696/2024 dated:14.08.2024.
10. Letter Roc No.320/ 2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
11. Assistant Director Town and Country Planning office, Tiruppur Technical Clearance Letter ROC No: SNWL1POS/2024/TCP Dated:22.08.2024
12. Sivanmalai Panchayat Council Resolution No:116(12)/2024 Dated: 02.10.2024
13. Treasury E-Challan No:20241021009009 Dated: 21.10.2024.

Body:

The application for final approval of the residential layout with an extent of 2.22 Acres or 8984.00 sqm in Sivanmalai Panchayat/Village of Re.S.F. No:1543/1C1 was forwarded from the Tiruppur Assistant Director Town and Country Planning office after issuing of Technical Clearance vide reference no 11th cited above. After verifying all the records and conducting site inspection the applicant was directed to undergo the infrastructure work in the layout for Road Formation and Sewage/Waste Water Drainage construction. Rather than paying the estimated fees the applicant proposed to self-develop the necessary infrastructure developments needed for the layout. On receipt of 3% Land Use Conversion charge paid by the applicant vide reference no 13 and the development charges collected by the local body and with resolution passed in the village panchayat council vide reference no 12 cited above, the final approval is issued to the mentioned layout currently named as “Subbu's Enclave” belonging to the applicant Thiru.N.K.Subramaniam with subject to the following conditions.

The Fees Collected from the Applicant.
Development Charge: Rs.1,61,500.00 (Rs.25/Sqm for Saleable Area 6455.00 Sqm)
Permission Fees: Rs.12,500.00 (Rs.5000/Acre)
Scrutiny Fees: Rs.1000.00
Total: Rs.1,75,000.00

Conditions:
1. The final approval is issued under the conditions listed in the Technical Clearance order issued by Assistant Director Town and Country Planning office, Tiruppur
2. In case if the fees collected is found to be less by the Superior Officers or raised a query in Audit, it is the liability of the applicant hence the applicant has to pay the fees described within 7 days from the date of notice.
3. All the plot holders in the layout have to get appropriate building plan approval before starting any development for housing.
4. This final approval is considered void if any of the rules is found to be breached.

The President

Sivanmalai Panchayat

Copy to:
1) The Sub-Registrar,
Kangayam Sub Registrar Office,
Tiruppur District

2) The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.

3) The Tashildar (Tamil Nilam),
District Collector Office,

5) The Assistant Director,
Town and Country Planning office,
First Floor, Kumaran Commercial Complex,
Near Railway Station,
Tiruppur District.

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.