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RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 01/2024-2025 Date: 4/2/24 12:48 PM

From:

Village Panchayat

Madhapur panchayat office,Velavan ngar Madhapur(po)Palladam (Tk) Tiruppur-641667

To :

Mr.P.Gopalakrishnan Manager,
For Top light Homes pvt ltd,
Door no 1/328,
Bharathy nagar,
Mangalam road,
Velayuthampalayam,
Tiruppur-641 654.

Online Application Number: RCEIX7N8

Sir/ Madam,

Sub :

Residential Layout - Office of the Madhapur Village Panchayat office, Pongalur panchayat Union ,Tiruppur District – proposed formation of housing layout to an total extent of 5.40 Acre or 21780.00Sq.m in the land bearing S.F.No.3/1 at Madhapur Village – Palladam Taluk - Tiruppur District - Final Approval - Reg.

Ref :

1.Application Reference No. RCEIX7N6 dated.08.12.2023.received through Single Window Portal from Mr.P.Gopalakrishnan , Tiruppur.
2.Planning Permission approved by the Assisstant Director ,District Town and country planning Office, Tiruppur, vide R.O.C.No:RCEIX7N6/2024/TCP dated: 20.02.2024.
3. Gift deed document no. 2032/2024, dated.05.02.2024 Uploaded by the applicant Mr.P.Gopalakrishnan,on 09.02.2024.
4.Payment details of Scrutiny fee received from the applicant dated 15.03.2024
5.Payment details of Land use conversion charge received from the applicant by E-Challan dated 26.02.2024.
6.Payment details of Development Charge received from the applicant by Cheque dated 26.02.2024.
7.Madhapur Village Panchayat Resolution.No:280/2024 dated.14.03.2024

Body:

ORDER:-

The application seeking final approval for the proposed formation of housing layout to an extent of 5.40 Acre or 21780.00Sq.m in the land bearing S.F.No.3/1 at madhapur Village, Palladam Taluk , Tiruppur District was processed as per the prevailing rules and after perusing the records , gift deeds vide reference 3rd cited above , Planning permission vide reference 2nd cited above and after conducting site inspection, the applicant was directed to pay the following fees by generating online demand

1. Scrutiny fee - Rs.1,02,000/-
2. Land Use Conversion Charge - Rs.1,13,400/-
3. Development Charge - Rs.2,69,875/-

On payment of above fee vide reference 4th,5th & 6th respectively cited above, The Subject was passed for the layout final approval at Madhapur Village Panchayat ward Members meeting held on 14.03.2024 and the Resolution .No:280/2024 vide reference 7 th cited above,

Layout Details :

Sl.no Details

1. Layout Extent - 5.40 Acres or 21870.00Sq.m.
2. No of Plots Allotted - 102 Nos
3. EWS Plots Extent
   EWS Plots nos: (36-66)-31 Nos 1731.74 Sq.m(10.71%).
4. Public Purposes Gifted to Local body:
   i).Layout Roads including Splay 5694.39 Sq.m.
   ii) Public purpose (A)for Local body 92.96 Sq.m. (0.57%)
   iii) Public purpose (B) for Tangedco 92.96 Sq.m. (0.57%)
   iv).Park Extent 1644.76 Sq.m (10.17%)

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.

The final Approval is issued to the above-mentioned layout and the number is assigned as 01/2024-2025 .

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2024.04.02 12:48:35

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

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# 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.