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: J4FF1WIU/2024/TCP

Date: 12/26/24 2:21 PM

From:

Village Panchayat

KANNAMANAICKNUR
Malaiyandigoundanur(PO)
Udumalpet(TK)
Tiruppur(D.T)
642154

To :

Ramasamy S/O Sennimalai
62, Iswarya Nagar,
Gandhinagar,
Udumalaipettai,
Tiruppur,
TamilNadu 642154

Online Application Number: J4FF1WIU

Sir/ Madam,

Sub :

Residental Layout - District Town& Country Planning Office - Tiruppur District - Udumalpet Taluk - Kannamanaicknur Village & Panchayat - SF.NO 61/1B- Extent of 8100 Sq.m - (2.00 Acres) - Techinal Clearance Issued - Forwarded for Futher Action - Reg

Ref :

Assistant Director Town & Country Planning ROC NO : J4FF1WIU/2024/TCP Dated : 28.11.2024
Panchayat Resolution no :75/2024-2025 Dated : 24.12.2024

Body:

As per the above said ROC No. Tirupur District-Udumalpet Taluk – kannamanaickanur village panchayat - S.F. No 61/1B – Extent of 8100 Sq.m - (2.00 Acres)-Technical permission was granted on the basic of conditions .

In the said layout, a Gift Deed has been made in the name of Kannamanaickanur Village Panchayat president for the construction of a road to Kannamanaickanur village panchayat and per Gift Deed No.12846/2024 Dated : 23.11.2024 , Assistant Director Town & Country Planning, Tiruppur, ROC No. J4FF1WIU/2024/TCP Dated : 28.11.2024 & SWP/DTCP/TIRUPPUR/LAYOUT NO :280/2024 View to layout Drawing –No 1 kannamanaickanur council according to the resolution authorization, the Panchayat approval is given and this

route is given to Order.

Condition:

1.The Boundary stones should be maintained as per layout Approval no SWP/DTCP/TIRUPPUR/LAYOUT NO : 280/2024 by The Assistant Director Town&Country Planning Tirupur.

2. As per Rule 3 of G.O.M.S. 79 Housing and urban Development Department Dt.04.05.2007 to the Plot Owner Kannamanaickanur panchayat inspection fees Rs.5000/- and Development fees Rs600 per cent Rs.120600 has been paid to panchayat General fund.

3.The Approval Layout No. SWP/DTCP/TIRUPPUR/LAYOUT NO : 280/2024 by The Assistant Director Town&Country Planning Tirupur should be permanently displayed at the Enterance at the Layout by means of 6 x 4 permanenet information board.

4.A notice should be given to the layout sketch from the applicant kannamanaickanur panchayat president clearly specifying the panchayat board resolution and date of agreement with the applicant.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2024.12.26 14:21:02

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.