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RE REGULATORY RECORD

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

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/H418LQLZ/2024/TCP LAYOUT /2024-2025

Date: 9/20/24 6:45 PM

From:

Village Panchayat

Thoppampatti Panchayat Office, Madathupalayam,
Thoppampatti(P.O) Dharapuram(T.K)-638657

To :

Thiru. R. Selvaraj, S/O Ramasamy, Door No. 1/1450(f)
Sivashakti Nagar, Palavanchipalayam

Online Application Number: H4I8LQLZ

Sir/ Madam,

Sub :

Tiruppur District Dharapuram Block Thoppampatti Village and Panchayat SF No 280/2 Extent of 20250.00sqm (5.00Acres) total Plots 113

Ref :

1. Application Reference No H418LQLZ/2024/TCP received single window portal from thiru R.Selvaraj Dated 23.03.2024.
2. Road Patteran Plan Approved by the district Town and Country Planning office Tiruppur Dated:02.04.2024.
3. G.O No 79 Housing and Urben Development Department Dated:04.05.2024.
4. Letter No K.Dis E2/2769/2024/Dated 01.04.2024 of Joint Director Agri Deparment Tiruppur District.
5. Letter ROC .No 19799/2020/Dated 24.12.2020 of Director of Down and Country Planning Chennai (Circular)
6. Gift Deed Document No 3173/2024 Dated 10.04.2024 Updated by the Applicant Thiru R.Selvaraj on 13.04.2024
7. G.O.No.138 Department housing and Urben Development Department Dated 04.06.2004.
8. G.O.No 18 Deparment of Municipal administration and Water Supply dated 04.02.2019. G.O 16 Deparment of Municipal administration and Water Supply dated 31.01.2020 and G.O No 181 Department housing and Urben Development Department Dated 09.12.2020.
9. G.O.No 141 housing and Urben Development Department Dated 23.09.2020.

10. G.O.No 141 housing and Urben Development Department Dated 16.07.2022
11. Goverment Letter No 19113/4(3) 2017/1, housing and Urban Development Department Dated 30.08.2017.
12. Letter No 13686/2017/LAY dated 08.09.2017 of Commissioner of Town and Country planning chennai (circular).
13. letter ROC No 320/2022/TCP 3 dated 07.01.2022 of Director of Town and Country planning chennai (circular).
14. Demand Raised for payment of Centage Charges Dated 16.04.2024.
15. Payment Details Centage Charges received from the applicant on Dated 29.04.2024.
16. letter ROC No 4367/2019/TCP 2 dated 14.08.2021 of Director of Town and Country planning chennai (circular).

Body:

1.The Layout is Situated in Tiruppur District Dharapuram Block Thoppampatti Village and Panchayat SF No 280/2
2. This Layout is Approved by Tiruppur DTCP. If DTCP No SWP/DTCP/Tiruppur/LAYOUT NO 126/2024 Dated 30.04.2024.
3. OSR land and Road ,Park Hand Over to Panchayat 7725.23 sq m, Patta No: 1028.
4. Panchayat Resolution No. 91/2024 date:19.06.2024.
5. Paid amount to Local body for Development Charges Rs.202211/- dated. 23.07.2024.
6. Guidline value 3% amount paid Rs.60350/- dated 17.07.2024.

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

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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.