

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter



Roc No: 01/2024-2025

Date: 7/10/24 12:26 PM

From:

Village Panchayat
Ganapathipalayam

To:

M.Arunraj,
121A, Trichy Road,
Naranapuram,
Palladam,
Tiruppur-641664.

Online Application Number:

KZ59OZYP

Sir/ Madam,

Sub :

Residential Plot 1.0825 Acres, SF No.605/3F2 in Ganapathipalayam Village Panchayat, Palladam Block, Tiruppur District - Plot Approval - Reg

Ref :

1. Assistant Director, Urban Development, Tiruppur.
Letter Copy No.KZ59OZYP/2024/TCP, Date : 22.03.2024

2. Panchayat Resolution No. 69, Date : 27.06.2024

Body:

Plot Plan Permission is granted for setting up a Residential Plot with an area of 1.0825 Acres, SF No.605/3F2 in Ganapathipalayam Village panchayat, Palladam Block, Tiruppur District. According to the letter of Assistant Director of Tiruppur Urban Development found in view (1). As per the map approval permit numbered as SWP/DTCP/TIRUPPUR/LAYOUT NO : 90/2024 and as per the resolution of this Panchayat seen in view (2), Mr.M.Arunraj is granted plot plan permission subject to the following conditions.

Conditions :

1. The permission is given on the basis of the conditions mentioned in the plot plan permission of the Deputy Director Urban Planning/Assistant Director, Tirupur.
2. The map shall not be used for any purpose other than that for which it was authorized.
3. If any charges are declared to be payable in addition to those allowed for issue of plot licence, the owner shall be liable to pay the specified amount within seven days of receipt of the notice, even if the charges are known to have been undercharged.
4. Before construction of buildings on the land in the subdivision, permission should be obtained from the municipality for each building.
5. The permission of other departments of the Central and State Governments is allowed to be obtained at any stage and set up of plots.
6. If any or all of the above conditions are violated or if the plot is constructed in deviation from the approved plan, the owner shall be liable to action and fine as per rules.
7. After the approval of the plot map, the decision number, date and date of approval of the plot and the plot map should be published for public view at the entrance of the plot through a permanent information board of size 6"x4" at the entrance of the plot.
8. EWS plots should not be amalgamated or modified with plots reserved for economically backward people.
9. Approval of drawings is subject to the Tamil Nadu Consolidated Building Rules, 2019.
10. In addition to the above conditions, the map is approved subject to such conditions as may be imposed by the Government or the Panchayat Council from time to time.
11. If any of the above conditions are found to be violated, the authorization will be canceled without any prior notice.

President,
Ganapathipalayam Village Panchayat

Signature valid

Signed by: Village Panchayat President
Location: Tiruppur
Date: 2024.07.10 12:26:31



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](#)



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



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.

