

RE

REGULATORY RECORD

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Layout Application - Final Approval Letter



Roc No: 03/SWP/LBA/2025-26

Date: 9/8/25 6:44 PM

From:

Village Panchayat

Paruvai

To :

Thiru. S GNANASEKAR,
DOOR.NO.3/158,
KARASAMADAI,
ELAVANTHI,
PALLADAM,
Tiruppur- 64166

Online Application Number:

1VGWPET1

Sir/ Madam,

Sub :

Residential Layout – District Town and Country Planning Office, Coimbatore -Coimbatore LPA – Tiruppur District – Palladam Taluk– Paruvai Village and Panchayat - S.F.No. 126/3A1A1A2 for an extent of 0.65 Acre (or) 2634.00 Sq.mt -Application for residential layout approval- Planning Permission Issued – Issue of Final Approval of the Residential Layout – Regarding.

Ref :

1. G.O. No.79 Housing and Urban Development dated 04.05.2017
2. Joint Director / Deputy Director / Assistant Director District Town and Country Planning, Door No: 50, FCI Road, Gandhima Nagar, Ganapathy, Coimbatore - 641 004 ROC No. CBE LPA/ 1VGWPET1 /2025/2025/TCP Date : 17/06/2025

Body:

Tirupur District, Palladam Block, Paruvai Panchayat Planning Permission Issued for the proposed residential layout at S.F.No. 126/3A1A1A2 for an extent of 0.65 Acre (or) 2634.00 Sq.mt by Joint Director / Deputy Director / Assistant Director District Town and Country Planning, Door No: 50, FCI Road, Gandhima Nagar, Ganapathy, Coimbatore - 641 004 ROC No. CBE LPA/ 1VGWPET1 /2025/2025/TCP Date : 17/06/2025

As per the letter of the Commissioner, Rural Development and Panchayat Raj Department, Chennai, R.O.C.No.4870/2024/ Para 2.2 dated :- 10.01.2025 - basic infrastructure facilities have been provided by the plot owner.

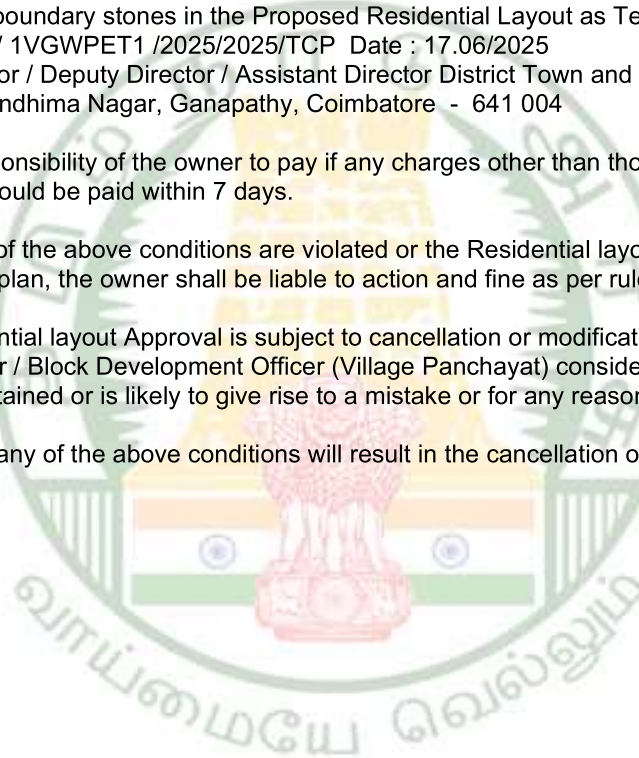
Residential Layout Approval Charges paid to Paruvai Village Panchayat vide receipt No. 2025082443669 dated 24.08.2025 as below.

1. Layout Approval Fees - 103452.00
2. Layout Inspection Fees - 13000.00

The above proposed Residential layout is granted and warranted for approval of the plan and the permissions is subject to the following conditions.

Conditions:-

1. All conditions in the Planning Permission Issued for the proposed residential layout ROC No. CBE LPA/ 1VGWPET1 /2025/2025/TCP Date : 17/06/2025 of Joint Director / Deputy Director / Assistant Director District Town and Country Planning, Door No: 50, FCI Road, Gandhima Nagar, Ganapathy, Coimbatore - 641 004
2. Defined by boundary stones in the Proposed Residential Layout as Technical clearance issued in ROC No. CBE LPA/ 1VGWPET1 /2025/2025/TCP Date : 17.06/2025 of Joint Director / Deputy Director / Assistant Director District Town and Country Planning, Door No: 50, FCI Road, Gandhima Nagar, Ganapathy, Coimbatore - 641 004
3. It is the responsibility of the owner to pay if any charges other than those paid at the time of obtaining permission should be paid within 7 days.
4. If any or all of the above conditions are violated or the Residential layout is constructed in deviation from the approved plan, the owner shall be liable to action and fine as per rules.
5. This Residential layout Approval is subject to cancellation or modification if the Executive Officer / Special Officer / Block Development Officer (Village Panchayat) considers that this approval has been improperly obtained or is likely to give rise to a mistake or for any reasonable cause appearing to him.
6. Violation of any of the above conditions will result in the cancellation of accreditation



Village

Signature valid

Signed by: Village Panchayat President
Location: Tiruppur
Date: 2025.09.08 18:44:51



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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