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RE REGULATORY RECORD

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Verified RealEstate™
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OMR Thoraipakkam,
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2024-2025 Date: 4/13/24 3:00 PM

From:

Village Panchayat

Village Panchayat office, Kalampalayam, Pongupalayam Post, Perumanallur via, Pongupalayam 641666

To :

Mr.P.Gopalakrishnan,
55A, Thaneer Panddhal Colony,
Gandhi Road,
Anuppapalayam,
Tiruppur District

Online Application Number: MMKV0HPL

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and Country Planning office, Tiruppur District – proposed formation of housinglayout to an total extent of 1.00 Acres or 4050.00 Sq.m in the land bearing S.F.No.183/2A2 at Pongupalayam village – Tiruppur North Taluk-Tiruppur District - Technical clearance issued - forwarded for further action - Reg.

Ref :

1. Application Reference No. MMKV0HPL Dated.21.11.2023 received through Single Window Portal from Mr.P.Gopalakrishnan,
2. Letter No.13686/2017/LA1, Dated 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
3. Letter No.1220/2017/CP Dated 28.09.2017 of commissioner ofTown and Country Planning, Chennai (Circular)
4. G.O.No.79, Housing and Urban Development Department, Dated 04.05.2017.
5. Town and country planning Department (Planning Permission)Tiruppur ROC.No: MMKV0HPL/2024/TCP Dated: 21.11.2023
6. Technical Clearance/Concurrence/Planning Permission issued Layout number: SWP/DTCP/TIRUPPUR/LAYOUT No.14/2024 Date 11.01.2024

Body:

Proceeding for Tiruppur District,Tiruppur Panchayat Union. Pongupalayam Panchayat Excutive Officer /

President Thurumathi V.Sulochana

Letter No : 01/2024-2025 Date : 12.04.2024

Sub : Residential Layout - Office of the District Town and Country Planning office, Tiruppur District –

proposed formation of housing

layout to an total extent of 1.00 Acres or 4050.00 Sq.m in the land bearing S.F.No.183/2A2 at

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Dated: 11.01.2024

6. Technical Clearance/Concurrence/Planning Permission issued Layout number:

SWP/DTCP/TIRUPPUR/LAYOUT No.14/2024 Date 11.01.2024

ORDER :

1. In the letter from the Town and Country Planning Department, Pongupalayam village , Tiruppur North

8. The Applicant shall bear sole responsibility for civil suits arising out of deed registrations changes in land ownership.

9. Construction of high voltage/low voltage power lines for the plots to be sold by the Applicant through the reserved area of Public or open space handover to the local body id not permitted.

10. It is also informed that any violation of the above conditions will result in the cancellation of this Layout approval.

Details of allotments of plots for which technical approval has been granted:

1. Plot area : 1.00Acres (0r) 4050 Sq.mtr
2. No of Plots 22
3. Area of Road : 1283.53 Sq.mtr
4. Public use (Local body) :20.10 Sq.mtr
5. Public use (TANGEDCO) :23.62 Sq.mtr

President / Excutive Officer

Pongupalayam Panchayat

Tiruppur Union

To

Mr.P.Gopalakrishnan,
55A, Thaneer Panddhal Colony,
Gandhi Road,
Anupparpalayam,

.

Copy to :

1. Assistant Director, Town and Country Planning Department (Planning Permission), First Floor, Kumaran Commercial Complex, Near Railway Station, Tiruppur – 641601
2. The Sub Registrar, Office of the Sub Registrar,Avinashi .

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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