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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025-2026 **Date:** 11/21/25 8:58 PM

From:

Village Panchayat

Madhapur panchayat office,Velavan ngar Madhapur(po)Palladam (Tk) Tiruppur-641667

To :

1. M/s.Maniway City Developers Pvt. Ltd,
Managing Director, Thiru.P.Subramanian,
2. M/s.Sri Venkatachalapathy Costructions Pvt. Ltd,
Managing Director, Thiru.P.Karthikeyan,
Door No.121, New Housing unit,
New Bus stand Southside,
Dharapuram Town – 638 656,
Dharapuram Taluk,
Tiruppur District.

Online Application Number: 4ORDH27A

Sir/ Madam,

Sub :

Residential Layout - Tiruppur District – Palladam Taluk – Madhappur Village - Proposed formation of housing layout to an total extent of 38.10 Acres or 154225.00 Sq.m. in the land bearing S.F.Nos : 741/1, 743/2, 744/2, 745/1A, 747/2A, 762/2A, 762/2B & 770 at Madhappur Village and Panchayat - Final Approval - Reg.

Ref :

1. G.O. No.79 Housing and Urban Development, Dated : 04.05.2017.
2. Letter Roc.No.320/2022/TCP, Dated:07.01.2022 of Director of Town and Country Planning, Chennai (Circular).
3. Commissioner, Rural Development and Panchayat Raj Department, Chennai, R.O.C. No.4870/2024/ Para 2.2 dated : 10.01.2025.
4. Application Reference No.4ORDH27A/2025/TCP, received through Single Window Portal from M/s.Maniway City Developers, Dated.22.05.2025
5. Assistant Director, Town and Country Planning Department ROC No. 4ORDH27A/2025/TCP, Dated: 09/09/2025.
6. Gift deed Document No.12930/2025, Dated : 04.08.2025 (1 to 51 sheets).
7. Madhappur Village Panchayat Resolution No: 110/2025-26, Dated : 31.10.2025.
8. Payment details Receipt No.2025111946885, Dated : 19.11.2025
(Plot Approval Fees – Rs.651000/-, Layout Approval Fees & Inspection Fees (4338600 +

5000) = Rs.4343600/- Total = Rs.4994600/-)

Body:

The application seeking final approval for the construction of a housing scheme in an area of 38.10 acres or 154225.00 square meters comprising of land Nos. 741/1, 743/2, 744/2, 745/1A, 747/2A, 762/2A, 762/2B & 770 in Madhapur Village and Panchayat, Palladam Taluka, Tiruppur District, has been processed in accordance with the rules in force. Further, after perusing the records and conducting site inspection, it is only after ascertaining that the applicant is laying tarred roads, providing other facilities like water supply facilities by constructing storm water drains, necessary OHT etc., that the applicant(s) shall directly, upon payment of the open space reservation fees and centage fees and sub-division fees as per 8th & 9th notes mentioned above, grant of plot division permission for the said sub-division with the details given below and subject to the following conditions.

Tiruppur District, Palladam Taluk, Madhapur Panchayat and Village, Sub-Nos. 741/1, 743/2, 744/2, 745/1A, 747/2A, 762/2A, 762/2B & 770 and road facilities, water supply facilities. Further, the applicant has undertaken to pay any fees as per the note quoted in note 10 and the Government rules mentioned in future as per the audit, if any, the same shall be paid.

Note: The terms and conditions mentioned in the note of the G.O., the planning permission order and all the layout rules and conditions shall be applicable to this layout.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2025.11.21 20:58:02

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

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