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RE REGULATORY RECORD

RERA Document

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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/LAYOUT/2024-25 Date: 4/23/24 11:35 AM

From:

Village Panchayat

Village Panchayat Office, Mettupalayam, Vellakovil, Tiruppur District -638 111

To :

P.Selvaraj
Door No 60-56
Ganesapuram
Kangayam Road
Muthur
Tiruppur 638105

Online Application Number: IRTMM9V5

Sir/ Madam,

Sub :

Layout Approval –Rural Development and Panchayat Raj - Tiruppur District – Vellakovil Panchayat Union - Mettupalayam Panchayat, Mettupalayam village: 561/A1A1B- 1.27 Acre -Technical clearance issued- final permission/Approval

Ref :

1. ROC No: IRTMM9V5/2024/TCP : 06.03.2024 of Assistant Director, District Town And country Planning office, Tirupur
2. Go:71 Date:16.06.2003, Department of Rural Development and Panchayat Raj
3. G.O. No.79, Housing and Urban Development Department, Dated.04.05.2017
4. G.O. No.18, Department of Municipal Administration and Water supply, dated: 04.02.2019, G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020 and G.O. No.181, Department of Housing and Urban Development, Dated: 09.12.2020
5. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai(Circular).
6. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
7. G.O. No.18, Department of Municipal Administration and Water supply, dated: 04.02.2019, G.O.16Department of
Municipal Administration and Water Supply, dated: 31.01.2020 and G.O. No.181, Department of Housing and Urban Development, Dated: 09.12.2020.
8. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020.
9. G.O. No.141, Housing and Urban Development Department, Dated: 16.07.2022.

10. Government Letter No.19113/4(3)/2017-1, Housing and Urban Development Department, Dated:30.08.2017.
11. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
12. Letter Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning,Chennai. (Circular).
10. Mettupalayam panchayat resolution No:
26/2024 Date:14.03.2024
11. conversion charges from certificate of Vellkovil Sub Registror vide challan no :20240408006628, 20240408006717 Date:08.04.2024
12. Local Body Demand fee paid Date:16.04.2024

Body:

Technical approval for the proposed residential plot in an area of 1.27acres in R.S.F.no 561/A1A1B, Mettupalayam Village, Mettupalayam Panchayat, Vellakovil Panchayat Union, Tirupur District, Kangayam Circle, Tiruppur District Urban Development Deputy Director, as per his letter, seen in view 1.

provided For the above proposed plot as per ordinance as seen in view 3
SWP/DTCP/TIRUPUR/SUBDIVISION NO. 80/2024
Plot Area : 1.27 Acres (a) 5162.00 Sq.m.
Reserved Park Area (a) Park
Guideline Value for Area : 372.82 Sq.m
(Paid by the petitioner to the appropriate Government Head)

As per view 11, 3% of the market value of the plot as per the government guide assessment land use conversion amount of Rs.24800/-(Rupees Twenty Four Thousand Eight Hundred only) has been paid to the
government treasury account under the appropriate head.

According to the online receipt found in view 12, the subdivision permission fee has been paid to the panchayat.

Therefore, as all the above fees have been received, based on the resolution of the Panchayat Council found in view 10, it is ordered that the approval of the map and the final approval of the plot under the conditions stated in the decree and circular found in view 1 to 9 are ordered.

Annexure:
1. Copy of order seen in view 1 and map
2. Copy of Panchayat Council resolution as seen in view 10

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2024.04.23 11:35:12

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.