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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 35 / 2025-2026 **Date:** 3/25/26 6:06 PM

From:

Village Panchayat

Sivanmalai

To :

Thiru. Periyasamy
Thiru. Samiyappan
Door No. 1/19E, Vaikalmedu
Tiruppur Road, Kangayam - 638701

Online Application Number: XBP90H49

Sir/ Madam,

Sub :

Approval of Residential layout- Tirupur district - Kangayam panchayat Union – Sivanmalai Village Panchayat Technical approval has been received for the proposed residential layout measuring 0.60 Acre or 2428 Sq.m S.F.No.: 1419/2B2 at Sivanmalai Village- Kangayam Taluk- - Approval and final approval of the Residential layout -Reg

Ref :

1.Application Reference No. XBP90H49 received through Single Window Portal from Thiru. Periyasamy ,Thiru. Samiyappan Date :28.08.2025

2.Planning Permission approved by the Joint Director Assisstant Director / Depty Director/ District Town and country planning Office,Tiruppur, vide R.O.C.No: XBP90H49 /2025/TCP Date : 23.10.2025

3.Gift deed document no. 5529/2025, dated.30.09.2025 Uploaded by the applicant Thiru. Periyasamy, Thiru. Samiyappan

4.Payment details of OSR Fees Received From the Applicant Dated 10.10.2025 and Centage

charges received from the applicant dated 17.10.2025

5.Payment details of Development Charge, dated 17.10.2025 land use conversion charge Date. 24.03.2025 and Scrutiny fee Date: 28.08.2025

6.Received from the applicant dated 28.08.2025

7.Sivanmalai Village Panchayat Resolution.No : 20 Date : 12.03.2026

8.G.O.No.18 Department of Municipal Administration and water supplyDated:04.02.2019

9.G.O.No.16 Department of Municipal Administration and water supply Dated:31.01.2020

10.G.O.No.181 Department of Housing and Urban Development Dated:31.01.2020.

Body:

The application seeking final approval for the proposed formation of housing layout to an extent of 0.60 Acre or 2428.00 sq.m in the land bearing S.F.No. 1419/2B2 Sivanmalai Village Panchayat, Kangayam Taluk, Tiruppur District was processed as per the prevailing rules and after per using the records , gift deeds vide reference 3rd cited above , Planning permission vide reference 2nd cited above and after conducting site inspection, the applicant was directed to pay the following fees by generating online demand

1 .Development Charge - Rs.3675 /- Dated on 17.10.2025

2. Secrutiny fee - Rs.3642/- Dated on 28.08.2025

3 land use conversion charge - Rs.79190/-
E-Challan no : 20260324035235, Date on :24.03.2026

On receipt of payment of Development Charge ,Land use conversion Charge and Scrutiny fee vide reference 5th cited above, The Subject was passed for the layout final approval at Sivanmalai Village Panchayat meeting held on 12.03.2026 and the Resolution .No : 20 vide reference 7th cited above.

Layout Details :

S.NO Details

1. Layout Extent – 0.60 Acre (or) 2428.00 Sq.m

2. No of Plots Allotted – 9 owner land

3. Public Purposes Gifted to Local Body

i). Layout Roads including Splay 668.90 Sq.m.

ii). Public purpose (A)for Local body 30.13Sq.m. (1.71%)

iii). Public purpose (B) for Tangedco 21.69 Sq.m. (1.23%)

The Applicant paid Rs. 193501/- on 10.10.2025 as Open Space Reservation Charges against allotted Park Area of 175.91 Sq.m (10%) as per Govt Orders and the Receipt of Payment vide reference 4th cited

Condition 2
Assistant Director,Urban Development Department, Tirupur zone should process the activity by granting technical permissions on SWP/DTCP/Tiruppur/Layout NO. 180/2025 shall be defined by boundary stones.

Condition 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.

Condition 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.

Condition 5
This Sub-division permission is subject to cancellation or modification if the Executive officer considers that this subdivision permission has been improperly obtained or is likely to give rise to a mistake or for any reasonable cause appearing to him.

Condition 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:2026.03.25 18:06:22

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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+91 9996 12 9996

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.