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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: 03/SWP/DTCP/25-26

**Date:** 8/6/25 5:55 PM

From:

Village Panchayat

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

To :

Thiru.P.Karthikeyan (Power Agent)
Thiru.T.Paramasivam and V.Loganathan (Owners)
D.No.1/71,Mettankattuvalasu,
Valliarachal Village,
Kangayam Taluk,
Tiruppur District

Online Application Number: NDWUI8OS

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and Country Planning office, Tiruppur District- S.F.No.233/2A1, 233/2A2, 234/3A1 and 234/3A2 of Senapathipalayam Village- Velappanaickenvalasu Panchayat-Vellakovil Panchayat Union- Kangayam Taluk- Tiruppur District-6416.00sqm (1.585 Acres) Extent-Technical clearance issued- Final approval-issued-reg.

Ref :

1.G.O.No.79, Housing and Urban Development Department, Dated.04.05.2017.
2.Assistant Director, District Town and Country Planning Office, Tiruppur's planning Permission Roc.No.NDWUI8OS/2025/TCP Dated.07.04.2025.
3.Technical clearance number is SWP/ DTCP/Tiruppur/Layout No.57/2025
4.Connected Records

Body:

ORDER:-

As per in the 2nd reference cited, planning permission has been issued for formation of residential Layout to an extent of 6416.00 sqm (1.585 Acres)in land bearing S.F.No. 233/2A1, 233/2A2, 234/3A1 and 234/3A2 of Senapathipalayam Village, Velappanaickenvalasu Panchayat, Kangayam Taluk, Tiruppur District. Also, Technical clearance issued in the mentioned layout and the number is assigned as SWP/DTCP/Tiruppur/Layout No. 57/2025.

The applicant has paid the approval fees to the Village panchayat. Hence, the final approval is hereby accorded subject to the following conditions

Condition 1.

Assistant Director, Town and Country planning Department Roc.No.NDWUI8OS/2025/TCP Dated: 07/04/2025 All indicated in the Residential Layout and special conditions are to be followed.

Condition 2

The technical permission granted by the Assistant Director of Town and Country Planning, Tiruppur through their process shall be demarcated by boundary stones as specified in SWP/DTCP/Tiruppur / Layout No. 57/ 2025.

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 land is divided in a manner that deviates from the approved plan, the owner will be subject to action and fines as per the rules.

Condition 5

This Layout permission is subject to cancellation or modification if the Executive officer considers that this layout 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

Copy to :-

1. Assistant Director,
District Town and Country Planning Office,
Tiruppur District.
2.The Tahsildar (TamilNilam).
District Collector Office,
Tiruppur District.
3.The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.
4.The Assistant Director,
Department of Survey and Land Records, Collectorate Office,
Tiruppur District.
5.The Sub-Register
Sub Registrar Office,
Vellakovil.

**Village**

Signature valid

*Signed by: Village Panchayat President*
*Location:Tiruppur*
*Date:2025.08.06 17:55:20*

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

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# 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.