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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1/2024-2025 Date: 9/4/24 5:35 PM

From:

Village Panchayat

Thonguttipalayam panchayat office , Thonguttipalayam ,Thonguttipalayam(po),Pollikalipalayam (via), Tiruppur south (Tk) - Tiruppur - 641665

To :

Rathinasamy & 2 Others

Online Application Number: TWGOMMRP

Sir/ Madam,

Sub :

Residential Layout - Office of the Thonguttipalayam Village Panchayat office, Pongalur panchayat Union, Tiruppur District –
proposed formation of housing layout to an total extent of 4.04 Acre or 16356.00Sq.m in the land bearing S.F.No.538/1A2A, 538/1A2B, 538/2A2A, 538/2A2B & 538/2D2 at Thonguttipalayam Village – Tirupur south Taluk - Tiruppur District – Final Approval - Reg

Ref :

1. Application Reference No. TWGOMMRP/2024/TCP dated. 29.05.2024, received through Single Window Portal from Mr.M.Rathinasamy & 2 Others ,Tiruppur.
2. Planning Permission approved by the Assisstant Director, District Town and country planning Office,Tiruppur, vide R.O.C.No:TWGOMMRP/2024/TCP dated:05.07.2024.
3. Gift deed document no. 3206/2024 and 3207/2024, dated.02.07.2024 Uploaded by the applicant Mr.M.Rathinasamy & 2 Others on 03.07.2024.
4. Payment details of Open space Reservation charges and Centage charges received from the applicant dated 04.07.2024
5. Payment details of Development Charge, Land use conversion charge and Scrutiny fee received from the applicant dated 04.07.2024
6. Thonguttipalayam Village Panchayat Resolution.No : 28/2024 dated.21.08.2024.

Body:

ORDER:-

The application seeking final approval for the proposed formation of housing layout to an extent of 4.04 Acre or 16356.00Sq.m in the land bearing S.F.No.538/1A2A, 538/1A2B, 538/2A2A, 538/2A2B & 538/2D2 at Thonguttipalayam Village, Tirupur south Taluk, Tiruppur District was processed as per the prevailing rules and after perusing the records , gift deeds vide reference 6th 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 + Land use conversion Charge - Rs.1,28,500 + Rs.1,57,681 = Rs.2,86,181 /-

2.Scrutiny fee - Rs.85,000/-.

On receipt of payment of Development Charge ,Land use conversion Charge and Scrutiny fee vide reference 15th cited above, The Subject was passed for the layout final approval at Thonguttipalayam Village Panchayat ward Members meeting held on 21.08.2024 and the Resolution .No:28/2024 vide reference 6th cited above,

Layout Details :

Sl.no	Details:
1.	Layout Extent – 4.04 Acres or 16356.00Sq.m.
2.	No of Plots Allotted - 85 Nos
3.	Public Purposes Gifted to Local body:
	i). Layout Roads including Splay 4675.08 Sq.m.
	ii). Public purpose (A)for Local body 59.23 Sq.m. (0.51%)
	iii). Public purpose (B) for Tangedco 59.30 Sq.m. (0.51%)
	iv). Park 1172.60 Sq.m. (10.04%)

Note : The Rules and Conditions mentioned in G.O's cited in reference, Planning Permission order and All Layout Rules and Conditions are Applicable to this Layout.

The final Approval is issued to the above mentioned layout and the number is assigned as 01/2024-2025 .

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2024.09.04 17:35:33

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.