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RE REGULATORY RECORD

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: ROC NO 301/2026
Date 06.07.2026

Date: 7/13/26 10:22 AM

From:

Village Panchayat

PAPPANKULAM

To :

GUNAVATHY R R RAMKUMAR
NO.62.ISHWARYA NAGAR, U.K.PNAGAR, UDUMALAIPETTAI,TIRUPUR,642128

Online Application Number: 73K1CBUU

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office – Tiruppur District -ROC No 73K1CBUU,/2026/TCP – S.F.No. 636/2 of Pappankulam Village and Panchayat – Madathukulam Taluk – 8500.00 sqm (2.10 Acre) Extent- Technical clearance Planning permission No SWP/DTCP/Tiruppur Layout No 84/2026 - Final Order issued - Reg.

Ref :

1. Application Reference No 73K1CBUU, Dated: 09.04.2026 received through Single Window Portal from Mrs.R.Gunavathy, and Mr.R.Ramkumar
2. Road pattern plan approved by the Directorate of Town and country planning Office, Tiruppur, dated 27.04.2026.
3. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
4. Gift deed document no. 1576/2026 dated. 30.04.2026 Uploaded by the applicants Mrs.R.Gunavathy, and Mr.R.Ramkumar ,on 11.03.2026.
5. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. 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.
7. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020.
8. G.O. No.141, Housing and Urban Development Department, Dated: 16.07.2022.
9. Government Letter No.19113/4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country

Planning, Chennai (Circular).
11. Letter Roc No.320/ 2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
12. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).
13. Letter No.K.Dis.E2/ 2987/2026, Dated. 21.04.2026 of Joint Director, Agri Department, Tiruppur District.
14. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).
15. G.O(M.S) No : 53 Housing and Urban Development Department(UD 4(1} Dated: 28.02.2024
16. Application Reference No. 73K1CBUU, Technical clearance issued vide No.SWP/DTCP/Tiruppur/LAYOUT No.84/2026, dated.06.05.2026
17.Pappankulam Panchayat Resolution No : 301/2026 Dated : 06.07.2026
18.Guide Value for Land Conservation charges Challan Number 20260706072994 Challan Date 06-Jul-2026
19.Payment of Developement Fees to Pappankulam Panchayat online 06.07.2026

Body:

Residential Layout land bearing - S.F.no's. 636/2 - extent of 8500.00 sqm (2.10 Acre) in Pappankulam Panchayat Madathukulam panchayat union -Tiruppur District the letter of the
Deputy director of Urban developement Tiruppur District Technical clearance has been given for the Proposed residential plot seen in view 1 & 2
For the above proposed plot as per Goverment order as seen in 3
SWP/DTCP/Tiruppur Layout No .84/2026, dated.06.05.2026
Plot Area 8500.00 sqm (2.10 Acre)
No of Plots Allotted : 38 No's.
Public Purposes Gifted to Local body:
i).Layout Roads including Splay 2323.39 Sq.m.
ii)Public purpose (A)for Local body 42.67 Sq.m. (0.69 %)
iii)Public purpose (B) for Tangedco 49.04 Sq.m. (0.79 %)
Guiden line assesment amount per area :37800/-
(Paid by the petitioner to the appropraite Goverment Head)
Accoording to the online receipt found in view 19 the development fees has been paid to the panchayat
Therefore as all the above have been received based on panchayat resolution found in view 17 and order subjected to the conditions started in the decree circular found in view 2 to 17 that the final approved of the Residential Layout Final order issued.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2026.07.13 10:22:25

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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Chennai 600 097, India
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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.