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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: 01/2025-26 **Date:** 8/28/25 2:53 PM

From:

Village Panchayat

Nathakadiyur

To :

Thiru. R.Mohankumar and Tmt.A.Nandhini Priya
38/2 Mullipuram Village, Nathakadaiyur,
Kangayam - 638108
Tirupur District

Online Application Number: QMQ4QV8Q

Sir/ Madam,

Sub :

Residential layout- Kangayam panchayat Union - Nathakadaiyur Village Panchayat Tirupur district - proposed formation of Housing layout to an total extent of 2028.00.sqm (0.50 Acre) in the land bearing S.F.No.166/7A1 AND 167/4B1 at Nathakadaiyur Village – Kangayam Taluk - Final approved of Reg.

Ref :

1. Application Reference No. QMQ4QV8Q dated. 14.04.2025 , received through Single Window Portal From R.Mohankumar and A.Nandhini priya

2. Planning Permission approved by the Joint Director Assisstant Director/Depty Director/ District Town and country planning Office,
Tiruppur, vide R.O.C.No: QMQ4QV8Q /2025/TCP date :08.05.2025

3.OSR Land (10%)Fees , dated.29.04.2025

4.Payment details of Centage charges received from the applicant dated 08.05.2025

5.Payment details of Development Charge,dated 08.05.2025 Land use conversion Charge dated 12.08.2025 and Scrutiny fee Dated : 14.04.2025
6.Village Panachayat Held on 25.08.2025

7.Nathakadaiyur Village Panchayat Resolution.No : 118/2025 Date:25.08.2025

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 Residential layout to an extent of 2028.00 (0.50
Acre) in the land bearing

S.F.No.166/7A1AND167/4B1 of Nathakadaiyur Village and Nathakadaiyur Village Panchayat, Kangayam Taluk, Tiruppur District was processed as per the

prevailing rules and after perusing the records , OSR Fee 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 and amount paid Details.

1 .Development Charge - Rs.3075 dated on- 08.05.2025

2. Land use conversion Charge – Rs.4000/-e challan No .20250812035946 dated on-12.08.2025

3. Secrutiny fee - Rs 3042/- dated on 14.04.2025

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 Nathakadaiyur Village Panchayat meeting held on 25.08.2025 and the Resolution .No:118/2025 vide reference 6th cited above,

Layout Details :

S.NO Details

1. Layout Extent – 0.050 Acre or 2028.00Sq.m
2. No of Plots Allotted -8 Nos
3. Public Purposes Gifted to Local body

i). Layout Roads including Splay 460.125Sqm

ii)Public purpose (A)for Local body -24.645Sqm(1.57 %)
iii) Public purpose (B) for Tangedco -33.12 Sqm(2.11 %)

Condition 1.
Assistant Director,Urban Development Department Tirupur zone process No : QMQ4QV8Q /2025/TCP date : 08.05.2025
All indicated in the Residential layout and special conditions are to be followed.

Condition 2
Assistant Director,Urban Development Department, Tirupur zone should process the activity by granting technical

permissions on SWP/DTCP/TIRUPPUR/LAYOUT No.83/2025 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 Layout Approval

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2025.08.28 14:53:46

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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