Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

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

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2024-2025 Date: 9/12/24 5:34 PM

From:

Village Panchayat

KOLARAM

To :

R.JAYANTHI Wo P.RAVI,
28, Rangasamypillai Street No.1,
Thondikaradu, Tiruchengode Town,
Tiruchengode Taluk,
Namakkal District-637211

Online Application Number: JZEPEIAV

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office, Namakkal - Kolaram Village Panchayat Technical approval for residential plot extents of 2.395 Acres (or) 9692.14 Sq.m in the Land Survey No:451/2, 452/2A- Final Approval is ordered - on behalf

Ref :

1.G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
2. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
3.G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019
4.Town and Country Planning Department (Planning Permission) Roc No. NKL/JZEPEIAV/20543/2024/TCP Date : 23/02/2024.
5.Scruntiny Fees and 3% Market Land Value and land conversion charges received Payment Date:21.06.2024

Body:

ORDER :-
As indicated in the orders shown in view 1 and 2 the proposed residential layout is mapped in Namakkal District, Paramathi Velur Taluk, Paramathi Panchayat union, Kolaram Village Panchayat, Survey No.451/2, 452/2A with an area of 2.395 Acres (or) 9692.14 Sq.m. Namakkal City Development Assistant Director Roc No. NKL/JZEPEIAV/20543/2024/TCP Date : 23/02/2024 has been granted digital technical permission According to in view
1. In Case of plot situated in unplanned area, As per Rule No.3, the Survey fee in Rs.47000/-

and 3% of the Market value of the plot as conversion fee of Rs.10835/- has also been paid to the concerned Govt through the website. Therefore the final approval of the plot is given subject to the conditions and special conditions of the plot mentioned in the technical approval of the plot map of the Namakkal Urban Development Assistant Director No. NKL/JZEPEIAV/20543/2024/TCP Date : 23/02/2024. In case of violation of the above conditions, it is hereby informed that the land division has the authority to cancel the approval.

Village

Signature valid

Signed by: Village Panchayat President
Location:Namakkal
Date:2024.09.12 17:34:47

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.