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RE REGULATORY RECORD

RERA Document

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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/SWP/LPA/24.25 Date: 6/18/24 9:04 AM

From:

Village Panchayat

Nachipalayam panchayat office , Nachipalayam ,Nachipalayam (po) Vijayapuram(via) Tiruppur south (Tk) - Tiruppur - 641606

To :

Mr.B.Mohamed Salmari & B.Aboobuker Sithikh bava,D.No:9,Sornapuri Layout,Kombai Thottam,Tirupur-641604

Online Application Number: NN797U81

Sir/ Madam,

Sub :

Approval of Residential layout -Tirupur district- Technical approval has been received for the proposed residential layout measuring 1.10 acres in Nachipalayam Panchayat S.F.No.: 255/2C1-regarding approval and final approval of the Residential layout

Ref :

1. Ordinance No.: 79 housing and urban development Nov. 4(3) Dated-04.05.2017
2. Assistant Director Urban Development
Department Tirupur zone through this process No.: NN797U81/2024/TCP Dated: 15/03/2024

Body:

ORDER:-
Tirupur district, Nachipalayam Panchayat-Technical approval for the proposed residential layout at 255/2C1 in an area of 1.10 acres given by two of the assistant director Urban Development department Tirupur zone SWP/DTCP/Tiruppur/LAYOUT
No. 85/2024 The above proposed Residential layout is granted and warranted for approval of the plan and the permissions is subject to the following conditions.
Condition 1.
Assistant Director, Urban Development Department Tirupur zone process No.:NN797U81/2024/TCP Dated: 15/03/2024 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. 85/2024 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

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-Registrar,
Thottipalayam Sub Registrar Office, Tiruppur District.

Village

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

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/tools

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/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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