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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: 02/2025-2026 Date: 6/3/25 1:18 PM

From:

Village Panchayat

POTTIREDDIPATTI

To :

Mr.P.Durairaj,Mrs.D.Nirmala,Mrs.R.Shanthi, Mr.C.Rajendran and Mrs.M.Priya, Namakkal

Online Application Number: WJIM3O8D

Sir/ Madam,

Sub :

Final Approval for Residential Subdivision with an extent of 0.24 Acres & 973.00 Sq.m in S.F.No: 176/1F4A1B, 1F4A1C,1F4A1E, 1F4A1F, 1F4A1G – Pottireddipatti Village & Panchayat - Erumapatti Panchayat Union - Sendamagalam Taluk- Namakkal District-

Ref :

1.Applicants Mr.P.Durairaj,Mrs.D.Nirmala,Mrs.R.Shanthi, Mr.C.Rajendran and Mrs.M.Priya, Namakkal District Online Application Ref No:WJIM3O8D (F.No.44082), Dated.18.04.2025.
2.G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
3. Joint Director Agriculture Department, Namakkal vide Letter K.Dis. E4/2982/2025, Dated:19.03.2025.[WJIM3O8D-21982].(Dry Land NOC Letter)
4. Circular from the Director of Town and Country Planning, Roc.No:19799/2020/T, Dated: 24.12.2020 & 08.02.2021.
5. District Town and Country Planning Office, Namakkal District Letter No: NKL/WJIM3O8D/44082/2025/TCP (Road pattern issued on dated:19.05.2025).

Body:

Final Approval of the layout with an extent of 0.24 Acres in S.F.No:176/1F4A1B, 1F4A1C,1F4A1E, 1F4A1F, 1F4A1G in Pottireddipatti village Erumapatti union Namakkal District total numbr of Plot is 5
Layout Conditions

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to theLayoutPlan approved by the District Town and Country Planning Office shall not be done without the prior approval of the District Townand CountryPlanning Office

2.The corners of the plots located at the junction of two roads should be laid with the splays shown on the approved Layout Plan

3.No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling the above two conditions

4.. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for public purposes

5.If a low voltage / high voltage power line / telegraph line is laid through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout Plan

6.If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission / Concurrence approval for the plot may be affected, the planning permission/concurrence approval granted to the layout will be cancelled by the District Town and Country Planning Office without any prior notice

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

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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