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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: 174/2024

Date: 10/22/24 2:07 PM

From:

Executive officer

100,Muslim Street,Paramathi,Paramathi Velur (Tk),Namakkal(Dt),637207

To :

Thiru.K. Deepan and four others,
123, West street, Kolakattupudur, P. Velur Tk.,
Namakkal District.

Online Application Number: 0AW49ZQT

Sir/ Madam,

Sub :

Residential Layout Approval - Namakkal District - Paramathi Town Panchayat - Paramathi Village - Residential Layout in Survey No.563/1B,1C,2A1&2B1 - Extend 2.46 Acres - Granted Technical Approval by Assistant Director of Town and Country Planning Office Namakkal - Regarding final approval order.

Ref :

1. Assistant Director Town and country planning, Namakkal ROC.No..NKL/0AW49ZQT/28876/2024 Date: 04/07/2024(Road Pattern)
2. Assistant Director Town and country planning, Namakkal Technical Concurrence ROC.No..NKL/0AW49ZQT/28876/2024 Date: 04/07/2024.
3. G.O.No. 79,138,141 & 181 Housing and Urban Development Department Date:04.05.2017, 04.06,2004, 23.09.2020, 19.12.2020 & 16.07.2020
4. G.O.No.18 & 16 Municipal Administration and Water Supply Department Date:04.02.2019 & 31.01.2020.
5. Director of Town and Country planing Department circular Roc.No.19799/2020/T Date: 24.12.2020 & 08.02.2021, Roc.No.320/2022/TCP3 Date:07.01.2022 & Roc. No. 4367/2019/TCP2 Dated: 13.03.2019, 14.10.2019, 05.02.2020 & 14.08.2021.
6. Government letter No.19113/Nov4(3)/2017-1 Housing and Urban Development Department Date:30.08.2017.
7. Commissioner of Town and Country planing Department circular No.13686/2017/LA1 Date:08.09.2017.
8. Relevant documents.

Body:

As seen in view 1, road map permission has been granted for a residential layout measuring 2.46 acres in Paramathi Village Survey No.563/1B,1C,2A1&2B1, Paramathi Paramathi Town Panchayat, Namakkal District. As seen in view 2, technical permission has been given for the said residential layout and as stated in the G.O.s and circular seen in view 3 to 7, the road space and public spaces in the residential layout have been donated to this Panchayt through Donation Document No.3204/2024. Also, tar roads, over head water tank, street lighting facilities, drinking water supply pipes, saplings and basic facilities have been laid by the applicant in the said layout. As per the G.O.No. 79 3% guideline value of the land and the fees payable to the Paramathi Town Panchayat Rs.5,06,010/- (Rupees Five Lakh Six Thousand Ten only) have been paid through the website on 09.10.2024. Therefore the said residential layout in Paramathi Village Survey No.563/ 1B,1C,2A1&2B1 for 28 plots (as per map only) measuring 2.46 acres is given final approval order by the Paramathi Town Panchayat, subject to the conditions specified in the technical clearance issued by the Assistant Director, Town and country planing office, Namakkal.
The applicant is hereby informed that in case of violation of the above conditions, the final approval for the residential layout will be canceled without prior notice.

Executive officer

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

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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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