Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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: H4CMPNUH/2024//TCP

Date: 12/31/24 10:29 AM

From:

Village Panchayat

KOSHANAM

To :

Thirumathi.KOUSALYA M,
W/O MURALI,1A-1/3,AMPATHKAR NAGAR,PERIYARNAGAR,SAGGS COLLEGE COIMBARURE DISTRICT.

Online Application Number: H4CMPNUH

Sir/ Madam,

Sub :

LAYOUT - NAMBIYUR KOSHANAMVILLAGE PANCHAYAT 0.51 1/2 Acres or 2085 sqm in KOSHANAM UNDER PANCHAYAT SF 459/21A GRANT OF FINAL APPROVEL FOR 10 PLATE SITUATED ON THE LAYUT- REGARDSRDS

Ref :

1.APPLICANT Thirumathi.KOUSALYA M,
W/O MURALI,1A-1/3,AMPATHKAR NAGAR,PERIYARNAGAR,SAGGS COLLEGE COIMBARURE DISTRICT.ROC NO:-H4CMPNUH/2024//TCP Dated:-31.07.2024
2.ROC NO:-H4CMPNUH/2024//TCP Dated:-31.07.2024 from asst director of town and country planning of Erode District.
3.nambiyur Subregister docunants no (3038/2024 Date 26.07.2024)(3039/2024 Date 26.07.2024)
4.Lay out Approvel no-SWP/DTCP/ERODE/LAYOUT APPROVAL No:219/2024 from Asst director of town and country planning of Erode District.
5.Koshanam village Panchayat Resulation no of 65/2024

Body:

051.1/2 Acre or 2085 sqmin SF 459/21A Kosanam village Under Koshanam panchayat Nambiyur panchayat union of Erode district.Thirumathi.KOUSALYA W/O MURALI,1A-1/3,AMPATHKAR NAGAR,PERIYARNAGAR,SAGGS COLLEGE COIMBARURE DISTRICT 638011.

Kosanam village panchayat,Nambiyur,erode District As per the Documants of Nambiyur Subregister office fount inthe application the Roats constructed inthe plot by the applicant have been deeded inthe Name of kosanam villager panchayat president. inthe letter of the Asst director of town and country planning of Erode District, which is seen in view to Approvel of the Techenical Approvel map for the site plot has been granted for 10 plots with the contition othe map numbered as 219/2024 Technical issued by asAsst director of town and country planning of Erode District, has been Approved.there for it is orderd to Grant final Approvel to 10 plots Named "VETRIVEL AVENUE"subject to the contitions laid dAsst director of town and country planning of Erode District,

Village

Signature valid

Signed by: Village Panchayat President
Location:Erode
Date:2024.12.31 10:29:01

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.