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: 02/2025-2026

Date: 6/24/25 11:17 AM

From:

Village Panchayat

MUTHUGAPATTTI

To :

M/s. Atlantic Realtors represented by Mr.P.Senthil, Namakkal District

Online Application Number: IALP3FXA

Sir/ Madam,

Sub :

The Final for Residential Layout with an extent of
2.46 Acres (or) 9950.00 Sq.m in S.F.No: .199/1B & 4B – Puthukombai Village - Muthugapatti Panchayat–Erumapatti Panchayat
Union - Sendamangalam Taluk - Namakkal District

Ref :

Applicant M/s. Atlantic Realtors represented by Mr.P.Senthil, Namakkal District OnlineApplication Ref No: IALP3FXA(F.No.37717), Dated.29.01.2025
2. Circular from the Director of Town and Country Planning, Roc.No:19799/2020/T, Dated: 24.12.2020 & 08.02.2021
3.District Town and Country Planning Office, Namakkal District Letter No: NKL /IALP3FXA /37717/2025/TCP (Road pattern issued on dated:29.02.2025)
4.Applicant M/s. Atlantic Realtors represented by Mr.P.Senthil, Gift deed document No: 1033/2025 (LOCAL BODY) & 1034/2025 (TANGEDCO), Dated: 10.03.2025.
5.The Assistant Divisional Engineer, Highway Department, Sendamangalam Office vide letter Roc.No. Ref :73/2025/JDO, Dated.14.02.2025.
6. Demand payment Request Letter, Dated: 29.02.2025 & 13.03.2025. (requiring payment of OSR Charge, Centage Fee ,
DevelopmentCharge & Sub Division Charges).
07. Applicant M/s. Atlantic Realtors represented by Mr.P.Senthil, Dated.04.03.2025 & 13.03.2025. (payment of OSR Charge,Centage Fee, Development Charge & Sub Division Charges)

Body:

Final Approval of the layout with an extent of 2.46 Acres (or) 9950.00 Sq.m in
n S.F.No: .199/1B & 4B in – Puthukombai Village Muthukkapatti village Erumapatti union Namakkal District total numberof Plot is 32
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
7.If the drainage, pipeline, road, and street light are not Provided as per the conditions in the layout set up within a period of one month, the order will be cancelled.

Village

Signature valid

*Signed by: Village Panchayat President*
*Location:Namakkal*
*Date:2025.06.24 11:17:31*

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

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# 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.