Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 02/2024-2025

Date: 10/19/24 4:55 PM

From:

Village Panchayat

NATHIPALAYAM

To :

S.GEETHA 22, nathipalayam gobichettipalayam Tk, Erode - 638476

Online Application Number: 9HX4J4B7

Sir/ Madam,

Sub :

Layout - Gobichettipalayam - nathipalayam Village Panchayat- 0.44 acres (or) 1782 Sqm in sengodaiyan nager Village Under Panchayat SF. No.65/1A1B1 Grant of final Approval for 06 plots situated on the Layout-Regards

Ref :

1.Applicant Thiru. .S.GEETHA 22, nathipalayam gobichettipalayam Tk, Erode - 638476 Online Application No 9HX4J4B7 Dated 04.09.2024 2.ROC NO. 9HX4J4B7/2024/TCP Date : 18-09-2024 From Assistant Director Of Town & Country Planning Erode District. 3.Gobichettipalayam R/2 Sub Register Documents No (2120/2024 Date 16-09-2024) and (2121/2024 Date 16-09-2024) 4.Layout Approval No -259 /2024 Date : 04/09/2024 From Assistant Direct0r Of Town & Country Planning Erode District. 5.Nathipalayam Village Panchayat Resolution Number of 95/2024-date 16-10-2024

Body:

0.44 Acres (or) 1782 Sqm in S.F No.65/1A1B1 sengodaiyan nager Village under Nathipalayam Panchayat, Gobichettipalayam Panchayat Union of Erode District S.GEETHA 22, nathipalayam gobichettipalayam Tk, Erode – 638476 Nathipalayam Village Panchayat ,Gobichettipalayam, Erode District As per the documents of Gobichettipalayam R/2 Sub Register office found in the application , the roads constructed in the plot by the applicant have been deeded in the name of Nathipalayam Village Panchayat President. In the letter of the Assistant Director Of Town &

Country Planning Erode District, which is seen in view 2, approval of the technical approval map for the said plot has been granted for 06 plots with the conditions of the map numbered as 259/2024 Technical clearance issued by Assistant Director Of Town & Country Planning Erode District has been approved. Therefore, it is ordered to grant final approval to 06 plots Assistant Director Of Town & Country Planning Erode District.Also all the residences located in the above pl ot must have a sewage absorption pit in nathipalayam panchayat

Village

Signature valid

*Signed by: Village Panchayat President*
*Location:Erode*
*Date:2024.10.19 16:55:43*

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

**Verified RealEstate**
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
**hello@verified.realestate**
+91 9996 12 9996

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.