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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 126/2023 Date: 3/5/24 2:56 PM

From:

Executive officer

140,Nanajundapuram Main Road,Kalappanaickenpatty,Sendamangalam(Tk),Namakkal(Dt),637404

To :

Thiruvalarkal. S.Muthusamy and Santhi, Sendamangalam, Namakkal – 637404.

Online Application Number: XTX5H5GI

Sir/ Madam,

Sub :

Residential Layout – Namakkal District, Sendamangalam Taluk, Kalappanickenpatty Town Panchayat, Kalappanaickenpatty Village, Ward No.11, Nanjundapuram Main Road, Kalappanaickenpatty Village R.S.No. 93/1D2. Thuthikulam Survey No.280/1D1, 281/1D1, 3A of 2.2250 acres or 8952 sq.m. Residential planning approval has been granted for the proposed residential Layout in the area. Regarding final approval by Kalappanaickenpatty Town Panchayat

Ref :

Thiruvalarkal. S.Muthusamy and Santhi, Sendamangalam, Namakkal – 637404. theirs (Online) Application No. XTX5H5G1, Dated:21.11.2023

Body:

Namakkal District, Sendamangalam Taluk, Kalappanaickenpatty Town Panchayat, Kalappanaickenpatty Village, Ward No.11, Nanjundapuram Main road , Kalappanaickenpatty Village R.S.No. 93/1D2. Thuthikulam Survey No.280/1D1, 281/1D1, 3A of 2.2250 acres or 8952 sq.m. The applicant sought permission from the Town Panchayat to set up a plot in the area. Thiruvalarkal. S.Muthusamy and Santhi, Sendamangalam, Namakkal – 637404. theirs (Online) Application No. XTX5H5G1, Dated:21.11.2023 applied through the website, and according to the letter of the Deputy Director of Urban Development, District Urban Development Office, Namakkal, they were informed to hand over the land belonging to the Town Panchayat through the settlement documents. Documents have been handed over to

the Town Panchayat. Based on that, in the letter of Deputy Director of Namakkal Urban Development Ward No.11, Nanjundapuram Main road , Kalappanaickenpatty Village R.S.No. 93/1D2. Thuthikulam Survey No.280/1D1, 281/1D1, 3A of 2.2250 acres or 8952 sq.m. Technical Approval No. SWP/DTCP/NAMAKKAL/LAYOUT APPROVAL NO.369/2023 has been given for dividing the plot into 32 plots in the area, and the road and public allotment have been handed over to the Kalappanaickenpatty Town Panchayat in this plot. Borough Council Resolution No.212/2023, Dt:06.02.2024 to grant final approval for subdivision. Accordingly the petitioner was directed to pay the appropriate fees. A fee has been charged to the Town Panchayat accordingly. Therefore, final approval is decreed for the plot subject to the following conditions for which the above technical approval has been given.

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

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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