Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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: NKL/2QBFPFUJ/46726/2025/TCP

Date: 7/26/25 8:52 AM

From:

Village Panchayat

Pudupuliampatti

To :

Online Application Number: 2QBFPFUJ

Sir/ Madam,

Sub :

Ref :

Body:

Signature Not Verified

Signed by: Village Panchayat President
Location:Namakkal
Date:2025.07.26 08:52:36

Village

Roc No: NKL/2QBFPFUJ/46726/2025/TCP

Pudupuliampatty Panchayat

From:

Special Officer ,

Pudupuliampatty Village Panchayat ,

Tiruchengode Panchayat Union , Namakkal

To :

Mr.K.Gunasekaran,

S/o.Kaliannan

303-1 , TNHB Colony ,

Pudupuliampatty Village , Tiruchengode Taluk ,

Namakkal District.

Online Application Number: NKL/2QBFPFUJ/46726/2025/TCP

Sir/Madam,

Sub :

Residential Layout - District Town and Country Planning Office, Namakkal- The proposal for Residential Layout with an extent of 2.22 ¼ Acres (or) 8999.00 Sq.m in S.F.No:208/2A2 , 2B2 , 209/1A- Pudupuliampatty Village & Panchayat – Tiruchengode Panchayat Union – Tiruchengode Taluk - Namakkal District-Technical Concurrence issued - forwarded for further action - Reg.

11. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

12. Circular from the Commissioner of Town and Country Planning, letter No.13686/2017/LA1, Dated: 08.09.2017.

13. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022.

14. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019,05.02.2020 and 14.08.2021.

15. G.O.(Ms).No.53, Housing and Urban Development Department, Dated: 28.02.2024. [Government Gazette No.28, Part-II,Section 2, Dated. 10.07.2024].

16. G.O.(Ms).No.58, Housing and Urban Development [UD4(1)] Department, Dated: 05.03.2024.

17. G.O.(Ms).No.180, Rural Development and Panchayat Raj [PR-II(2)] Department, Dated: 05.12.2024.

18. Demand payment Request Letter, Dated: 11.06.2025. (Requiring payment of Centage Fee , Development Charge & Sub Division Charges).

The Layout Proposal received vide the reference 1st cited Online Application was processed as per the rules prevailing and after perusing the records and after conducting inspection the applicant was directed to handover the portion of land earmarked for park, roads & public purposes meant for local body and TANGEDCO vide under reference 5th cited above.

On receiving the gift deed soft copy from the applicant vide through online 6th cited above, and on receiving the payment of charges such as Centage charge , Development Charge & Sub Division Charges

layout rate in sq.ft Rs.3 to 4 . All charges paid and the local body final approval order issued.

26.7.25

Special Officer ,

Pudupuliampatty Village/Panchayat

தனி அலுவலர்
வட்டார வளர்ச்சி அலுவலர் (கி.ஊ)
புதுபுளியம்பட்டி ஊராட்சி

26.7.25

Copy to:

1.Assistant Director, District Town and Country Planning (DTCP), Namakkal.

2.Block Development Officer(VP), Tiruchengode Block,Namkkal(Dt)

3:Sub registrar, Tiruchengode sub register office, Namakkal.

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.