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

From
The Special Officer,
Muttanchetti Panchayat,
Erumapatti Panchayat Union,
Sendamangalam Taluk,
Namakkal- 637411

30.06.2025

To
Tamil Nadu Real Estate Regulatory
Authority (TNRERA), 1st Floor
No.1-A, Gandhi-Irwin Bridge Road
Egmore, Chennai- 600 008.

Sub: TNRERA-Layout Project Registration of "Layout of house sites in Survey No. 40/2A3 & 40/2C6 measuring an extent of 1.035 Acre (4185.00 Sq.mts) situated in Muttanchetti Village, Muttanchetti Panchayat, Erumapatti Panchayat Union, Sendamangalam Taluk, Namakkal District, Tamilnadu.- Correction of layout extension value in Localbody letter-Regarding.

The Applicant, Mr. R. Palanivel, who is the owner of the above-mentioned layout, applied for TNRERA registration for their layout. We deducted the road extension of 1281 Sq.mts. from the total extent value; we mentioned the balance extent value, i.e., 2904 Sq.mts., in the local body letter. Here, we assure that the actual Total extent value is 4185 Sq.mts.

Hence, the total value is 4185 Sq.mts. Take this total extension value as layout extention value. Kindly proceed with this file further.

Thanks and Regards,

தனி அலுவலர்
வட்டார வளர்ச்சி அலுவலர் (பொ)
முட்டாஞ்செட்டி ஊராட்சி
எருமப்பட்டி ஒன்றியம்

Layout Application - Final Approval Letter

Roc No: 01/25 Date: 6/29/25 7:29 AM

From:

Village Panchayat

MUTTANCHETTI

To :

R PALANIVEL NO: 1/45, SENGALKADU, KARUGALPATTI AGRAHARAM, TIRUCHENKODU TALUK, NAMAKKAL DISTRICT,Tiruchengode,Thiruchengode,Namakkal,637410

Online Application Number: 8MNC4RZB

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office, Namakkal - The proposal for Residential Layout with an extent of Acres (OR) 2904.00 Sq.m in S.F. No: ,
Survey Number 40 /2A3,2C6 – muttanchetti
Village/Panchayat – Erumapatti Panchayat Union Sendamangalam Taluk - Namakkal District -Local bodyFinal Approval-Reg

Ref :

1.R PALANIVEL NO: 1/45, SENGALKADU, KARUGALPATTI AGRAHARAM, TIRUCHENKODU TALUK, NAMAKKAL DISTRICT,Tiruchengode,Thiruchengode,Namakkal,637410
2.2.2. Proceeding of Namakkal District Assistant Director of Town and Country Planning Roc

Body:

As per G.O.79 Housing and Urban Development Department,Dated:04.05.2017, in –case of nonplanned area rule 3 it has been Requested to Collect Rs.1000 as Scrutiny fees for each plots. And under rule 9 concerned local body should collect the 3% Market Value as Land conversion Charges.
All charges are paid and the local body final approval order issued.
Copy to:

1.Assistant Director, District Town and Country Planning (DTCP), Namakkal.
2.Block Development Officer (VP), Erumapatti Block, Namkkal(Dt)
3:Sub registrar, Erumapatti sub register office, Namakkal.

Village

Signature Not Verified

Signed by: Village Panchayat President
Location:Namakkal
Date:2025.06.29 07:29:14

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.