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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: 1/2024 Date: 1/31/24 4:18 PM

From:

Village Panchayat

Pudupuliampatti

To :

Thiru.M.Shanmugam & 2 Other's,
508,Nadar Street,
Sanarpalayam,
Tiruchengode Town,
Tiruchengode taluk,
Namakkal-637209.

Online Application Number: 6LJ29DBN

Sir/ Madam,

Sub :

Sub: Residential Layout – Office of Namakkal District, Tiruchengode Panchayat Union, Puduppuliyampatti Village Panchayat acknowledging and Approving ''VETRI VELAN NAGAR-II'' in SF.No: 15/1B2, 1.26 Acre extent Residential Plot Technical Clearance issued by Deputy Director Town and Country Planning Department (Planning Permission) – reg.

Ref :

Ref:

1. Applicant Thiru.M.Shanmugam & 2 Other's ApplicationDate: 24.01.2024.

Body:

Order:

2. Received with letter from the Deputy Director of District Town and Country Planning Department (Planning Permission), Namakkal District, the Approved Layout Map for the Residential plots and the Related Documents Submitted by the Applicant has been thoroughly Scrutinized. After scrutinizing the documents and On site Inspection of amenities mentioned in the Layout

Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Stromwaterdrains, Water Supply Facilities by Constructing OHT, necessary StreetLights has been provided as per the standards specified by the local Body. Public Space area of 372.50 & 34.60sq.m and Roads area of1403.40sq.m are donated to the Puduppuliyampatti Panchayat with the document no: 10772/2023 dated: 30.12.2023 registered at the Tiruchengode Sub registrarOffice.

3. According to the ordinance in Reference 4,3%Market Value fee for Residential Layout Plot of Rs.82,500/- (RupeesEighty Two Thousand & Five Hundred RupeesOnly) has been paid by the Applicant towards Axis Bank of India & Indian Overseas Bank,Receipt No:402719665843, Dated: 27.01.2024 (50,000) &Receipt No:T240128103700104249176 2, Dated: 28.01.2024 (32,500) and the bank Receipthas been handedover to the Puduppuliyampatti Panchayat by the Applicant.

4. The fees/charges collected from the applicant are as follows:Layout approval fees :26,000/- Dt.31.01.2024

Layout inspection fees:1500/- Dt.31.01.2024

Therefore, Subject to Specific Conditions, Namakkal District,Tiruchengode PanchayatUnion,Puduppuliyampatti Village and Panchayat,SF.No:15/1B2,of 1.26 acres extent of “VETRI VELANNAGAR-II”, It is here by ordered to grant Approval for the above mentioned Residential Layout.

Conditions:

1. Namakkal District, Deputy Director (Incharge),District Townand CountryPlanning Department, ROC No. NKL/6LJ29DBN / 2024/ TCP Dated: 24.01.2024 and Residential Layout Technical Clearance/ Concurrence/ Planning Permission issued number:SWP/DTCP/NAMAKKAL/LAYOUTAPPROVALNo-18/2024

All the Special conditions mentioned must be strictly followed.

Namakkal-637209.

Copy to:

1. Deputy Director (Incharge),Town and Country Planning Department (Planning Permission),D.no –

Village

Signature valid

Signed by: Village Panchayat President
Location:Namakkal
Date:2024.01.31 16:18:18

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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