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RE REGULATORY RECORD

# RERA Document

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

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 74/2026 **Date:** 6/19/26 8:28 PM

From:

Executive officer

3, Thingalur Road, Nasiyanur, Erode.

To :

M/s.TRISTAR REALSTORS, Represented by, 1.Ravikumar Ramasamy, 2.K.Kolandaivelu, D.No.43 CASA GRANDE, ESEDNIA, COIMBATORE

Online Application Number: 0R8672U5

Sir/ Madam,

Sub :

Residential Layout Approval – Town Panchayat Administration - Erode District – Nasiyanur Town Panchayat – Nasiyanur “A” Revenue Village -S.F.Nos.220/1K1 Extent of 1.12 Acre or 4545.00 Sq.mtr (or) 48922 sq.ft - Technical Sanction and Planning Permission accorded from Erode Local Planning Authority – Issue of Final approval by Town Panchayat for 14 Nos. -Plots in the Residential Layout – Ordered - Reg.

Ref :

Reference

1. Applicant’s M/s.TRISTAR REALSTORS, Represented by, 1.Ravikumar Ramasamy, 2.K.Kolandaivelu , the Application No. OR8672U5/2025/TCP Dated:04.08.2025.
2. Assistant Director, Town and Country Planning Office, Erode Letter No. OR8672U5/2025/TCP Dt:27.08.2025 (Road Pattern approved).
3. Applicant. M/s.TRISTAR REALSTORS, Represented by, 1.Ravikumar Ramasamy, 2.K.Kolandaivelu Gift Deed For Town Panchayat, Document No.5828/2025 Dated:23.09.2025.
4. Applicant. M/s.TRISTAR REALSTORS, Represented by, 1.Ravikumar

OR8672U5/2025/TCP Date.24.10.2025 (Layout approval Permission No.329/2025). (Through Online)

7. Letter By Applicant. M/s.TRISTAR REALSTORS, Represented by, 1.Ravikumar Ramasamy, 2.K.Kolandaivelu, Dated.08.06.2026

8. The Executive Officer & JE Town Planning Nasiyanur Town Panchayat Inspection Dated.08.06.2026 & 11/06/2026

Body:

Order

Applicant's M/s.TRISTAR REALSTORS, Represented by, 1.Ravikumar Ramasamy, 2.K.Kolandaivelu, Vide Ref No.1 cited have applied online application for Residential Layout permission for their layout situated in Erode District, Nasiyanur Town Panchayat, Nasiyanur Revenue Village S.F.Nos.220/1K1, Extent of 1.12 Acre or 4545.00 Sq.mtr. (or) 48922 sq.feet The Joint Director/Deputy Director/Assistant Director, Director of Town and Country Planning, Erode in his letter cited in Ref No.2 has issued Road Pattern, intimated to handover the proposed Roads and Other Public Places in S.F.Nos. 220/1K1 stated above as shown in the

**Executive officer**

Signature valid

*Signed by: Executive Officer*
*Location:Erode*
*Date:2026.06.19 20:28:38*

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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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.