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: 68/2024 Date: 8/2/24 1:03 PM

From:

Executive officer

100,Muslim Street,Paramathi,Paramathi Velur (Tk),Namakkal(Dt),637207

To :

R. Vengatesh & Five Others, 45 Chettiyar Street, Velur, Namakkal - 638181.

Online Application Number: 1CC6P1FP

Sir/ Madam,

Sub :

Residental Layout -Assistant Director of Town and Counrty Planning Office Namakkal - Approval of residential plots in Paramathi Town Panchayat - Paramathi Village S.F.No.121/1B,124/2,125/2 - Extend 3.25 Acers (or) 13152.17 Sq.m. - Issuing Final Approval order - Reg.

Ref :

1.Town and Country Planning Department Namakkal (Planning Permision) Roc.No. NKL/8Y3Z6YWL/24406/2024/TCP Date: 19.06.2024.
2. G.O.(MS)79 Housing and Urban Development Department Dated: 04.05.2017.
3. G.O. 18 Department of Municipal and Water Supply Dated: 04.02.2019.
4.G.O.181,141 & 138 Housing and Urban Development Department Dated: 09.12.2020, 16.07.2022 & 04.06.2004.
5. Scrutiny Fees, 3% Market land value, Refundable deposti & Others charges Online payment received. Date:01.08.2024.

Body:

As indicated in the orders shown in refrence no.1 to 4 the proposed residential layout is mapped in Namakkal District Paramathi velur Tk, paramathi town panchayat paramathi village S.F.No.121/1B,124/2,125/2 with extend area of 3.25 Acers (or) 13152.17 Sq.m. by The Assistant Director, Town and Country Planning Department, Namakkal. ROC.No. 1CC6P1FP/2024/TCP. In related the above office has been granted digital technical permission by ROC.No. NKL/8Y3Z6YWL/24406/2024/TCP Date: 19.06.2024. Then according to the

reference No.5 the layout is situated in unplanning area. As per the G.O.79 rule Rs.52000/- is collected as Scrutiny fees and 3% Market value as land convertion charges and other charges dated: 01.08.2024. Therefore the final approval of the plots is given subject to the conditions and special conditions of the plots mentioned in the technical approval given by The Assistant Director, Town and Country Planning, Namakkal. Roc.No. NKL/8Y3Z6YWL/24406/2024/TCP Date: 19.06.2024.

In case of violation of the above conditions, it is hereby informed that the final approval will be canceled by the issuing authority.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Namakkal
Date:2024.08.02 13:03:35

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.