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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 110/2025 Date: 6/25/25 1:35 PM

From:

Executive officer

5,Sulliperukkikadu,,Padaveedu,Kumarapalayam(Tk),Namakkal(Dt),637303

To :

Mr Narendrakumar S/o.Ratanlal Nakhat, D.No.18, Alagiri singh street,
Eswaran Kovil , Erode Taluk, Erode District.

Online Application Number: 6MMJWXRN

Sir/ Madam,

Sub :

Residential Layout – Namakkal District-Komarapalayam Taluk, Padaveedu Town Panchayat-Padaveedu Village, Ward No.13, Nathamedu .Survey.No. 418/15B, 15A2, 419/14B1B, 14B2B, 15B1B, 15B2A- 2 . 45 acres of Residential Layout plan-Technical concurrence accorded from ADTCP- final approval by Padaveedu Town Panchayat- Regarding.

Ref :

1 Mr.Narendrakumar Nakhat S/o.Ratanlal Nakhat, D.No.18, Alagiri singh street,Eswaran Kovil , Erode Taluk, Erode District theirs (Online) Application No. 6MMJWXRN, Dated: 11.01.2025
2 Letter of Assistant Director of Town and Country Planning, Namakkal District Roc No. 6MMJWXRN / 36745 / TCP/ 2024 /2025/TCP, Dated:18.02.2025
3 Padaveedu Town Panchayat Resolution No.349(9), Date:24.04.2025
4 Sankari Sub Register Office Gift deed No.1798/2024, Dt:08.05.2024 gifted to Padaveedu Town Panchayat.
5. The Junior Engineer, Padaveedu TP (Group) i/c, letter dated, 04.06.2025.

6. Other Relating Documents

Body:

In the reference 2nd cited above, Technical concurrence has been accorded to proposed residential plot layout about 2.45 acres of land which falls in S.No. 418/15B, 15A2, 419/14B1B, 14B2B, 15B1B, 15B2A of Padaveedu village, Ward No.13, Nathamedu, Padaveedu Town Panchayat, Komarapalayam Taluk, in Namakkal District by the Assistant Director of Town and country planning, Namakkal District.

In continuation, Roads and open spaces has been gifted to the Town panchayat vide the gift deed in the reference 4th cited.

Basic amenities such as Water supply OHT and Bore well with distribution lines, BT Roads, Street light with poles and storm water drains with disposals have been provided by the applicant and the same has been certified by the Junior engineer of Padaveedu Town panchayat.

Necessary Fees and charges have been collected vide online. Accordingly hereby the Final approval has been granting to Mr. Mr Narendrakumar Nakhat S/o.Ratanlal Nakhat, D.No.18, Alagiri singh street, Eswaran Kovil , Erode Taluk, Erode District to the proposed 38 nos of residential Plots in Ward No.13 Nathamedu S.No. 418/15B, 15A2, 419/14B1B, 14B2B, 15B1B, 15B2A of Padaveedu village, Padaveedu Town Panchayat, subject to the following conditions for which the above technical approval has been given.

Conditions

1. Final approval is granted subject to special conditions and plot conditions as stipulated in Annexure.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Namakkal
Date:2025.06.25 13:35:16

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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