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RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 01/2026-2027 **Date:** 5/5/26 7:36 PM

From:

Village Panchayat

POTTIREDDIPATTI

To :

Mr.K.Iyappan & Mr.R.Rajkumar,
D.No.NO:72/2, Dr.Radhakrishnan Street,
Kaikkatti, Erumapatti,
Sendamangalam,
Namakkal- 637 013.

Online Application Number: Y8F2UQ0B

Sir/ Madam,

Sub :

The proposal for Residential Layout with an extent of 2.35 Acres (or) 9535.00 Sq.m in S.F.No: 167/1A– Ponneri Village & Panchayat-Erumapatti Panchayat Union Sendamangalam Taluk- Namakkal District - Final Approval

Ref :

1. Applicants Mr.K.Iyappan & Mr.R.Rajkumar, Namakkal District Online Application Ref No: Y8F2UQ0B (F.No. 59564),Dated.30.12.2025.
2. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
3. Joint Director Agriculture Department, Namakkal vide Letter K.Dis. E4/83/2026 [Y8F2UQ0B -37749], Dated:07.01.2026. (Dry Land NOC Letter)
4. Circular from the Director of Town and Country Planning, Roc.No:19799/2020/T, Dated: 24.12.2020 & 08.02.2021.
5. District Town and Country Planning Office, Namakkal District Letter No: NKL/ Y8F2UQ0B/59564/2025/TCP (Road pattern issued on dated: 27.02.2026).
6. Applicants Mr.K.Iyappan & Mr.R.Rajkumar, Namakkal District Online Application Ref No: Y8F2UQ0B (F.No. 59564), 471/2026 (TANGEDCO) & Gift deed document No: 475/2026 (LOCAL BODY) , Dated: 02.03.2026
7.Applicants Mr.K.Iyappan & Mr.R.Rajkumar, Namakkal District Online Application Ref No: Y8F2UQ0B (F.No.Ref :59564), Dated.13.03.2026 & 18.03.2026. (payment of OSRCharge, Centage Fee, Development Charge & Sub Division Charges).
8.Town and Country Planning Department(Planning Permission) Letter Ref No.

Body:

The final approval of the layout with an area of 2.35 Acres (or) 9535.00 Sq.m in S.F.No: 167/1A in Ponneri Village & Pottireddipatti Panchayat, Erumapatti union, Namakkal district, the total number of land is 46.
Layout Conditions
1. In accordance with the layout plan approved by the District Town and Country Planning Office, the dimensions of the plot, road layout, sizes, dimensions of public allotments and Further subdivision of the land shall not be made without prior approval from the District Town and Country Planning Office.
2. The corners of the lands located at the intersection of two roads shall be laid out with plots as shown on the approved layout plan.
3.No land shall be sold, leased or otherwise transferred or any building constructed, until the above two conditions are fulfilled.
4. The plots shown in the approved layout plan, except those selected for public purposes, shall be used only for the construction of residential houses.
5. If low voltage / high voltage power lines / telegraph wires are laid through the ground, the wire should be shifted to the edge of the road or as shown in the approved layout plan.
6. If the evidence provided regarding land ownership and documents submitted for consideration are found to be incorrector the planning permission/approval for the land may be affected If any, the planning permission/approval granted for the layout shall be cancelled by the District Town and Country Planning Office without any prior notice.
7.The applicant must Provided Before sale of Plot the system in respect of road, water supply, sewage, drainage or electric power supply If not Provided the approval will be Cancelled with out any notice
8.The applicant must insist on planting 2 trees after Constructing building on each plot.

**Village**

*Signature Not Verified*
*Signed by: Village Panchayat President*
*Location:Namakkal*
*Date:2026.05.05 19:36:42*

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.