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REGULATORY RECORD

# RERA Document

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The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

## Layout Application - Final Approval Letter



Roc No: PARIYUR/LAYOUT/2  
024-2025/02

Date: 10/19/24 11:41 AM

From:

Village Panchayat

PARIYUR

To :

Thiru.N.R.Palanisamy,Pariyur Village,Gobi Tk,Erode-638476

Online Application Number:

JV765BTD

Sir/ Madam,

Sub :

Layout - Gobichettipalayam – Pariyur Village Panchayat- 1.74(1/2) acres (or) 7065 Sqm in Pairyur Village Under Panchayat SF. No.15/2A1B Grant of final Approval for 28 plots situated on the Layout-Regards

Ref :

- 1.Applicant Thiru. N.R.Palanisamy,Pariyur Village,Gobi Tk,Erode-638476 Online Application No JV765BTD,Dated:17.07.2024
- 2.ROC NO.2 JV765BTD/2024/TCP Date : 13-08-2024 From Assistant Director Of Town & Country Planning Erode District.
- 3.Gobichettipalayam R/2 Sub Register Documents No (2594/2024 Date 07-08-2024) and (2595/2024 Date07-08-2024)
- 4.Layout Approval No -230/2024 Date : 13/08/2024 From Assistant Director Of Town & Country PlanningErodeDistrict.
5. Pariyur Village Panchayat Resolution Number of 122/2024-date 10-09-2024

Body:

1.74(1/2) Acres (or) 7065 Sqm in S.F No.15/2A1B Pariyur Village under Pariyur Panchayat, Gobichettipalayam Panchayat Union of Erode District Thiru. N.R.Palanisamy,Pariyur Village,Gobi Tk,Erode-638476 Pariyur Village Panchayat ,Gobichettipalayam, Erode District As per the documents of Gobichettipalayam R/2 Sub Register office found in the application , the roads

constructed in the plot by the applicant have been deeded in the name of Pariyur Village Panchayat President. In the letter of the Assistant Director Of Town & Country Planning Erode District, which is seen in view 2, approval of the technical approval map for the said plot has been granted for 28 plots with the conditions of the map numbered as 230/2024 Technical clearance issued by Assistant Director Of Town & Country Planning Erode District has been approved. Therefore, it is ordered to grant final approval to 28 plots Named as "NEW SENTHAMARAI NAGAR PHASE-3" subject to the conditions laid down by the Assistant Director Of Town & Country Planning Erode District.

Village



Signature valid

Signed by: Village Panchayat President  
Location: Erode  
Date: 2024.10.19 11:41:21





# 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](#)



# 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto:hello@verified.realestate)  
+91 9996 12 9996

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