Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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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: 02/2023-2024

Date: 3/22/24 8:38 AM

From:

Village Panchayat

Panchayat Board office, Nochiayam panchayat, Perambalur (TK) & (Dist)., Pin: 621220

To :

Mr.Prabhakaran,
No.57,Bhagathur Sashtri Street,
Trichy.

Online Application Number: HY8AFCAF

Sir/ Madam,

Sub :

Residential Layout - Perambalur District -Perambalur Taluk-Perambalur Panchayat Union - Nochiyam Panchayat /Village-S.F.No.317/3c-0.67 Acres with an extent of Technical clearance issued - forwarded for further action - Reg.

Ref :

1. Applicants Thiru. Prabakaran, Trichy Letter No. HY8AFCAF/17718/2023, dated: 07.11.2023.
2. District Town and country planning Office, Perambalur District Letter No.708/2023-PD. (Road pattern issued on dated:
01.12.2023).
3. Applicant Thiru. Prabakaran, Trichy Dated: 29.12.2023. (Gift Deed No.9343/2023, Dated: 19.12.2023)
4.District Town and country planning Office, Perambalur District Layout Approval No.D.T.C.P (P.D).02/2024

Body:

Panchayat Union, Nochiyam Panchayat/Village, S.F.No. 317/3C - extent of 0.67 Acres (or) 2712.00 Sq.m applied to the District
Town and
Country Planning Office, Perambalur for concurrence.
In the continuation, with reference to the 2nd cited letter, road pattern for Residential Layout has been issued by the District

Officer on
01.12.2023. Further the applicant Thiru. Thiru. Prabakaran, Trichy has gift deeded the road, road splay and park areas has been
handed over to
the Nochiyam Panchayat on 19.12.2023. Hence, the proposed Residential Layout has been approved and the Approval No. is
LA/DTCP(PD).
No. 02/2024. Also, Layout Developer/owners have to develop the infrastructure works and other procedures to be followed:

1. Layout Developer/owners should be obtained Final approval from concerned Local body and it is requested to send a copy to
this office
by the Local Body.
2. After the final approval of the local body. It is mandatory to send the approved layout copy to the concerned sub-registrar office
and
Land Survey department at Perambalur District.
3. It is requested to send the acknowledgment of receipt after obtaining the online approved layout and proceeding orders.
4. It is detailed that the final approval should be given only after the proposed sub-division roads, public use (A) and TANGEDCO
(B) are
handed over to the concerned local authority and its original deed is received.
5.District Town and Country Planning Office Approved Total no of Plots 14 Local body demand for Approval and Inspection fees Paid for Rs.33000/- (Thirty Three Thousand) only.

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

Village

Signature valid
Signed by: Village Panchayat President
Location:Perambalur
Date:2024.03.22 08:38:33

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.