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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: 258/2025 **Date:** 11/29/25 6:07 PM

From:

Executive officer

1,South Sathira Street,Sendarapatty,Salem(Tk),Salem(Dt),636110

To :

Mr.A. PREMA,
No.11, Pillayarkovil Street,
Gangavalli Town, Gangavalli Taluk.
Salem District- 636102

Online Application Number: FH0629SZ

Sir/ Madam,

Sub :

Residential Layout – Salem District, Gangavalli Taluk, Sentharapatti Town Panchayat, Ward No.02, New Colony, R.S.No:305/3B1A, 305/3B2, 305/5B and 305/7B – Site extent of 3.5146 acre or 14223.08 sq.m. Residential planning approval has been granted for the proposed residential Layout in the area. Regarding final approval by Sentharapatti Town Panchayat

Ref :

Ref : 1. Applicant Tmt.Prema W/O Arunmani, No.46, Pillaiyar Kovil Street, Gangavalli Tk Salem–636110. theirs (Online) Application SLM/FH0629SZ/46394/2025/ 2025/TCP, Dated: 04.12.2024.

2. Proceeding of Salem District Assistant Director of Town and Country Planning Roc No. SLM/FH0629SZ/46394/2025/2025/TCP, Dated : 28.07.2025

3. Gift deed to SENTHARAPATTI Town Panchayat as Register No.1900/2025 Dt: 16.07.2025 at Gangavalli Register Office.

4. Sentharapatti Town Panchayat Resolution No.652(10) Date:31.10.2025

5. G.O.Ms.No. 18 Municipal Administration and Water Supply Department Dated, as on 04.02.2019

6. G.O.Ms.No. 141 Housing and Urban Development (UD4(1)) Department Dated, as on 16.07.2022

7. G.O.Ms.No. 181 Housing and Urban Development (UD4(1)) Department Dated, as on 09.12.2020

8. Other Relating Documents.

Body:

Order

Salem District, Gangavalli Taluk, Sentharapatti Town Panchayat, Sentharapatti Village, Ward No.2,

New Colony, R.S.No:305/3B1A, 305/3B2, 305/5B and 305/7B – Site extent of 3.5146 acre or 14223.08

19. If the layouts have been developed in a slow pace, the maintenance period should be extended upto 60% of the plots have been sold out and developed in the layout.
20. The Safety Fencing should be Provided in the well situated in Survey No.305/3B1B which is not belonged in this layout.
21. All the Conditions should be followed as per order of Roc No. SLM/FH0629SZ/46394/2025/2025/TCP Dated on 28.07.2025 of Assistant Director of Salem District Town and Country Planning.

Executive Officer

Sentharapatti Town Panchayat

Salem District.

Executive officer

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.