Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 01/2024-2025 Date: 6/10/24 5:31 PM

From:

Village Panchayat

ANIMOOR

To :

Thiru.Pavin Naresh and Three Others,

Door.No-53, Thundukadu,

elayampalayam, Kilapalayam,

Online Application Number: T991VYZF

Tiruchengodetaluk,

Namakkal- 637202.

Copyto:

1. Deputy Director(Incharge),Town and Country Planning Department (Planning Permission),D.no – 6/12,17,

Sir/ Madam,

Sub :

Sub: Residential Layout –Office of Namakkal District, Tiruchengode Panchayat Union, Animoor Village & Panchayat acknowledging and Approving in SF.No: 44/4C, 3.10-1/2 Acre extent Residential Layout Plot Technical Clearance issued by Deputy Director Town and Country Planning Department (Planning Permission) – reg.

Ref :

1. Applicant Thiru.Pavin Naresh & Three Others Application Date: 12.03.2024.
2. Letter no.13686/2017/LA1,dated:08.09.2017of Commissioner of Towna nd Country Planning,Chennai (Circular)

3. Letter no.12201/2017/CP,dated:28.09.2017of Commissioner of Town and Country Planning,Chennai (Circular)
4. G.O.79,Housing and Urban Development Department,Dated: 04.05.2017
5. ROC No from Deputy Director of Town and Country Planning Department (Planning Permission), Namakkal, ROC No: NKL/T991VYZF /24511/ 2024/ TCP Dated: 17.05.2024
6. Technical Clearance/Concurrence/Planning Permission issued Layout number: SWP/DTCP/NAMAKKAL/LAYOUT APPROVAL No- 127/2024 Dated: 17.05.2024.

Body:

Order:

1. In the letter from the Deputy Director of District Town and Country Planning Department (Planning

Permission) Namakkal District, issued to Namakkal district, Tiruchengode Panchayat Union, Animoor

Village and Panchayat, SF.No: 44/4C, of 3.10-1/2 acres proposed residential layout, The Technical

Clearance/ Concurrence/Planning Permission is issued to the above mentioned layout and the approval

number is assigned as follows SWP/DTCP/NAMAKKAL/LAYOUT APPROVAL No. 127/2024 dated on

17.05.2024 subject to Special conditions and Technical clearance from the Local Authority.

2. Received with letter from the Deputy Director of District Town and Country Planning Department

(Planning Permission), Namakkal District, the Approved Layout Map for the Residential plots and the

Related Documents Submitted by the Applicant has been thoroughly

3. Scrutinized. After scrutinizing the documents and On site Inspection of amenities mentioned in the

Layout

Residential Approval the Applicant has laid Roads as indicated on the map and other amenities like Strom

water drains, Water Supply Facilities by Constructing OHT, necessary Street Lights has been provided as

per the standards specified by the local Body. Public Space area of 914.29sq.m, Common use of

cancellation of this Layout Subdivision approval.

President,

Animoor panchayat.

Village

Signature valid

*Signed by: Village Panchayat President*
*Location:Namakkal*
*Date:2024.06.10 17:31:21*

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

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

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.