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RE REGULATORY RECORD

RERA Document

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

Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 294/2025 A1 Dated 23.01.2026

Date: 1/28/26 2:21 PM

From:

Executive officer

50,North Street,Ward No.10, Velur,Paramathi Velur(Tk),Namakkal(Dt),638182

To :

Thiru.S.Velusamy S/o K.R.Subramaniam,
139/9 Samy Nagar,
Collage Road,
Punchai Idaiyar Melmugam Village,
Velur Post .Paramathi Velur Taluk,
Namakkal District- 638182.

Online Application Number: VXE3BIVO

Sir/ Madam,

Sub :

Residential Layout Approval- Town Panchayats Administration- Namakkal District- Paramathi Velur (TK)- Velur Town Panchayat- Punchai Idaiyar Melmugam Village- SF No 294/ 2C1 - Extent area 2.45 Acres =9919.00 Sqmt Technical Sanction has been given by Namakkal DTCP Office- Layout Final Approved given-Reg.

Ref :

1.Town and Country Planning Department (Planning Permission) Namakkal Technical Sanction Roc No NKL/VXE3BIVO/47773/2025/TCP LAYOUT APPROVAL No. SWP/DTCP/NAMAKKAL/ LAYOUT NO.147/2025
2. Sub Registrar Velur Doc No 1389/2025 Dt 26.02.2024
3. Velur Town Panchayar Council Pre - permission Dated 15.12.2025.
4. Online Receipt No.2026012247773 Dt 22.01.2026 Rs. 448769
5.Applicant Mr.S.Velusmay, Namakkal District Online Application Ref no. VX3BIVO(F.No.47773) Gift deed document No 2089/2025 (Local Body)
6..Circular from the Municipal Administration and water Supply Department KDS.No12843/2022/DP2 Date 20.10.2022
7.Circular from the Municipal Administration and water Supply Department KDS.No12843/2022/DP2 Date 01.08.2023

Body:

Order

In Reference shown 1 as indicated in the Orders the proposed Residential Layout subdivision is maped in Punchai Idaiyar Melmugam Village- SF No 294/ 2C1 Extent area 2.45 Acres =9919.00 Sqmt Assistant Director of Namakkal District Town and Country Planning has been granted digital Technical Sanction. As per Rule 3 the all fees had also paid to the concern Govt. head through the website. Therefore the Final approval of the Layout is given subject to the conditions of the layout mentioned in the technical sanction of the Layout map of the signed by the LAYOUT APPROVAL No. SWP/DTCP/NAMAKKAL/ LAYOUT NO.147/2025 Date. 13.06.2025 Assistant Director of Namakkal. In case of violation of the above conditions, it is hereby informed that the land division had the authority to cancel the Approval.

Sd/- K.Shanmugam
Executive Officer
Velur Town Panchayat
Namakkal District

Executive officer

Signature valid

Signed by: Executive Officer
Location:Namakkal
Date:2026.01.28 14:21:04

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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