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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: 65/2026 **Date:** 7/10/26 7:09 PM

From:

Executive officer

124,Perumal Kovil Ottar Street,Near New Busstand,
Sendamangalam,Sendamangalam(Tk),Namakkal(Dt),637409

To :

Thiru.K. Sengottuvelu, ,Pachdudaiyapatti Sendamangalam

Online Application Number: ROMEDU51

Sir/ Madam,

Sub :

Residential Layout –NamakkalDistrict, Sendamangalam Taluk, Sendamangalam Town Panchayat, Ward No. 01, Kuppanaikkanur , Sendamangalam Village Survey No.35/2, of 4.37 acres or 4821.87 sq.m. Residential planning approval has been granted for the proposed residential Layout in the area. Regarding final approval by SendamangalamTown Panchayat

Ref :

1 Thiru.K. Sengottuvelu, Namakkal District (Online) Application No. NKL/ROMEDU51/59981/2026/TCP Dated:09.01.2026
2 Proceeding of Namakkal District Deputy Director of Town and Country Planning Roc No. NKL/ROMEDU51/59981/2026/TCP Dated:19.02.2026
3 Giftdeed to Sendamangalam Town Panchayat as Register No.1/400/2026, at Sendamangalam Register Office.
4 Sendamangalam Town Panchayat Resolution No.464(26) Date:30.06.2026
5 Other Related Documents.

Body:

In accordance with the technical approval granted by the Deputy Director of the Town and Country Planning Department, Namakkal (as noted in Reference 2), final approval is hereby granted for the proposed layout plan comprising 83 plots. This layout covers an area 4.37

acres (or 4821.87 square meters) situated at Survey Nos. 35/2 in the Magestik Nagar area of Sendamangalam Village (Ward No. 01). This approval is subject to the conditions stipulated in the approvals issued by the Director of Town and Country Planning, Namakkal, under reference numbers NKL/WVMHXRFD/59981/2026/TCP and SWP/DTCP/NAMAKKAL/LAYOUT APPROVAL NO. 65/2026. The layout approval fee of Rs. 862983/- has been paid online on 08.07.2026

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

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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.