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RE REGULATORY RECORD

# RERA Document

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# Layout Application - Final Approval Letter

Roc No: NKL/Y4TRCFQU/23272/2024/TCP

Date: 4/10/24 5:33 PM

From:

Village Panchayat

Kondamanaickenpatti

To :

Mr. P. Senthilkumar
D. No. 1/21 Periyakenaru pudur
Mutugapatti Village
Sendamangalam Talut

Online Application Number: Y4TRCFQU

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office - Namakkal - The proposal for Residential Layout with ab extent of 0.9350Acres (or) 3783.81sq.m in bearing S.F.No:63/3 - Kondamanaickenpatti Village Panchayat - Sendamangalam Panchayat Union - Sendamangalam Taluk - Namakkal District - Layout final planning permission issued - Ref

Ref :

1. Applicant Mr.P.Senthilkumar , Sendamangalam Taluk, Namakkal District. Application Ref No: Y4TRCFQU(F.No.23472) Dated. 21.02.2024
2. G.O(MS)No.79 Housing and Urban Development Department. Dated : 04.05.2017
3. Joint Director Agriculture Department, Namakkal vide Letter K Dis No. E4/17765/2023 Dated : 24.01.2024 (Dry Land NOC Letter)
4. Circular from the Director of Town and country planning Roc No.19799/2020 Dated : 24.12.2020
5. District Town and country planning office. Namakkal District letter No. NKL/Y4TRCFQu/23472/2024 (Road pattem issued on dated. 05.03.2024)
6. Applicant Mr. P. Senthilkumar, Sendamangalam Taluk, Namakkal District, application Ref No: Y4TRCFQU( F.No 23472)(Gift deed document No.934/2024&935/2024(LOCKAL BODY)&(TANGEDCO) Dated : 06.03.2024
7. G.O. 138. Housing and urban development department dated : 04.06.2004
8. G.O. No 18, Department of Municipal Administration and water supply, Dated

04.02.2019 and G.O.16 Department of Municipal Administration and water supply Dated : 31.01.2020

9. G.O No 141 Housing and Urban Development Department . Dated : 09.12.2020 Dated : 16.07.2022
10. G.O No 181 and 141 Housing and Urban Development Department Dated : 09.12.2020 Dated : 16.07.2022
11. Government Letter No. 19113/Nov4 (3)2017-1, Housing and Urban Development Department. Dated: 30.08.2017
12. Circular from the commissioner of Town and country Planning letter no 13686/2017/LA1, Dated: 08.09.2017
13. Circular from the Director of Town and country planning . Roc No 320/2022/TCP3, Dated : 07.01.2017
14. Demand payment Request Letter, Dated. 05.03.2024 and 20.03.2024(requiring payment of the OSR and centage Fee)
15. Applicant Mr.P. senthilkumar, sendamangalam Taluk, Namakkal Districk. Application Ref. No.Y4TRCFQU(F. No.23472) Dated : 16.03.2024 and 20.03.2024 (Payment of the OSR and Centage Fee)
16. Circular from the Director of Town and country planning . Roc. No.4367/2019/Tcp2, Dated : 13.03.2019, 14.10.2019,05.02.2020 and 14.08.2021
17. Tahsildar, Sendamangalam vide Letter Roc. No. T.R.2033/09/06/000002CB, Dated: 17.11.2023

Body:

Residental Layout District Town and country planning Office, Namakkal the proposal for Residential layout with an extent of 0.9350Acres (or) 3783.81sq.m in bearing S.F.No:63/3 - Kondamanaickenpatti Village Panchayat - Sendamangalam Panchayat Union - Sendamangalam Taluk - Namakkea District layout final planning permission issued

Village

Signature valid

*Signed by: Village Panchayat President*
*Location:Namakkal*
*Date:2024.04.10 17:33:04*

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

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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.