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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1362/2024 Date: 9/27/24 2:05 PM

From:

Executive officer

Pothanur Main Road,SBI Bank Opp Side,Chettipalayam ,Coimbatore-641201.

To :

Thiru.G.Tilokchand Bhansali,
D.No.38/9,Ramanujam Iyer Street,
Chennai.

Online Application Number: Y3UI6WDB

Sir/ Madam,

Sub :

Residential Layout - office of the District town and Country planning - Coimbatore district – Madukkarai Taluk– Chettipalayam Town Panchayat and Village, S.F.No.476/2C,476/2E - Extent of 3.05 Acre or 12350 Sq.Mt. - Lay out allotted 67Plots (Including EWS Plots) - Technical clearance issued - Planning Permission Issues – Final Approval Issued – Reg

Ref :

1)Thiru.G.Tilokchand Bhansali, D.No.38/9,Ramanujam Iyer Street,
Chennai, letter dated.06/08/2024
2)Registrar, Kinathukadavu Register office, Coimbatore Gift Deed Document No. 7904/2024, Dt.30.07.2024.
3)Proceedings of Joint Director, District Town and Country Planning, Coimbatore, Roc No.CBELPA/Y3UI6WDB/2024/ 2024/TCP, Dated.06.08.2024, L.P/CLPA No.426/2024 and Planning Permission No.500/2024.
4)Chettipalayam Town Panchayat Resolution No.273 /2024, Dt.13.09.2024
5)Online Transaction ID: 4906137a-7013-4fb6-a26b-38a0938dc26,
Dated.25.09.2024
6)Agreement Dated. 23.08.2024

Body:

Order:-

With reference to the above 1st cited letter, The Applicant has requested for the approval of Residential Layout in Coimbatore District, Chettipalayam Town Panchayat, Chettipalayam Village, Ward No.13, S.F.No.476/2C,476/2E - Extent of 3.05 Acre or 12350 Sq.Mt. 67 Nos (Including EWS Plots)of Residential Plots Layout.

In the continuation with reference to the 2nd cited letter, the applicant has registered the gift deed for handed over the roads, parks, reserve sites and TANGEDCO purpose sites to Chettipalayam Town Panchayat. After that with reference to the 3rd cited letter, The Joint Director, District Town and Country Planning, Coimbatore has been given the Technical sanction vide No. 426/2024 and Planning Permission vide no. 500/2024 with conditions.

In the continuation with reference to the 4th cited letter, in the council of Chettipalayam Town Panchayat has been given the ratification approval for the handed over gift deed items such as roads, parks, reserve sites and TANGEDCO purpose sites and residential layout approval. Accordingly, the applicant was paid the Layout approval charges vide Online Transaction ID: 4906137a-7013-4fb6-a26b-38a0938dc26 Date:25.09.2024 in Chettipalayam Town Panchayat.

Hence,the above mentioned Residential Layout is being given final approval order issued as per the conditions mentioned in the Proceedings of Joint Director, District Town and Country Planning, Coimbatore.

Conditions:

1. No alteration shall be made contrary to the approved drawing.

2. Corners of plots located at the junction of two roads should be laid out with the correction shown on the

Executive officer

Signature valid

Signed by: Executive Officer
Location:Coimbatore
Date:2024.09.27 14:05:02

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

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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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