

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter



Roc No: 01/2025-26

Date: 4/2/25 1:54 PM

From:

Village Panchayat

VADAPUDUR

To :

M/s Roofers and Wallers Promoters Private Limited (Owners),
Rajasekaran (Power Agent), NO-58/59,
PONNAYARAJAPURAM, 2ND STREET,
COIMBATORE- 641001

Online Application Number:

5JW6296U

Sir/ Madam,

Sub :

Layout Approval - Urban Development Department - Coimbatore District – Kinathukadavu block-
Vadaputhur Panchayat and Village - Technical approval received for the proposed residential Approval of
Acres 0.76 acres. 3078.00 sq.m.in Plot No.S.F.No. 67/12 Part Final Layout Approval -Regarding.

Ref :

1. Order of District Urban Development Coimbatore Joint Director. N.C. No.:ROC NO.CBE REG/
5JW6296U /2024/2024/TCP Date: : 29/10/2024.
- 2.Resolution No:24/2025

Body:

Coimbatore District, kinathukadavu block, Vadaputhur Panchayat and Village Plot No.67/12
According to the order of 330/2024 (online) Coimbatore District Urban Development Department,
Coimbatore Joint Director, Coimbatore District Urban Development Department Coimbatore the proposed
residential plot with an area of 0.76 acres. 3078.00sq.m. Permission granted.

Following the receipt of the affidavit regarding the land license of the petitioners for the above plot
division as seen in view 2, in order to grant permission for the plot division, the amount per day has been
paid to the Amount for change of land use Rs.116350/- i.e.3% of market value paid through challan No:
20250402006377— 02/04/2025 in Appropriate govt

head. Rs. (1000+24693) as consideration fee and development fee for the panchayat receipt number (8339a41e-4ba9-4c56-8de4-b21346c2a2cb +2024102835451) Date.12/02/2025+25/10/2025 has been paid into the SNA account Of the Panchayat through website.

The guarantee is issued by giving final approval to the plot subject to the conditions found in the District Urban.

Planning Department order and the following conditions of Vadaputhur Panchayat.
conditions:

- 1.The permission is given on the basis of the conditions mentioned in the subdivision map permission of the commissioner of urban department Chennai and the joint director of urban development department Coimbatore district urban development office Coimbatore district.
- 2.The map shall not be used for any purpose other than that for which it was authorized.
- 3.It is the responsibility of the owner to pay the specified amount within 7 days of receiving the notification in case if it is foundless charges are paid and also even if it known that any charges are to be paid other than the sanctioned charges for issue of plot license.
- 4.Before construction of buildings on the land in the subdivision permission should be obtained from the municipality for each building after the completion of the construction work the house tax has to be paid.
- 5.Places handed over for Public Use-I (Local Authority) and Public Use-II (TANGEDCO) should be fenced with barbed wire around and name boards should be erected as belonging to the Panchayat.
6. The approved plot map should be written on a board in front of plot so that it is visible to the public.
7. A 7.5 kw power connection should be obtained and handed over to the panchayat in the name of the panchayat president for the borewell to be established in the plot.
- 8.Map approval is subject to the provisions of the Tamilnadu Panchayat act s 1994 and the Tamil Nadu rural and town planning act.
9. If any or all of the above conditions are violated or the plot is laid out in deviation from the approved plan the owner shall be liable to action and liability as per rules.
- 10.If any of the above conditions are found to be violated the authorization will be cancelled without any Prior notice.

Officer

Vadaputhur panchayat

Special

To :

M/s Roofers and Wallers Promoters Private Limited (Owners),
Rajasekaran (Power Agent), NO-58/59,
PONNAYARAJAPURAM, 2ND STREET,
COIMBATORE- 641001

Copy :

1. High Mr. The associate director
District Urban Development Office
Corporation Mall (2nd Floor)
Dr. Nanjappa Road Coimbatore- 641018
- 2.Your Excellency. Representative
CharpativagamKinathukadavu
- 3.UyarthiruBlock Development Officer (Village Panchayat)
kinathukadavuPanchayat Union.

Village

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](#)



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



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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