Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: A2/217/2025
Date.04.08.2025

Date: 8/4/25 12:41 PM

From:

Executive officer

90,T.T.S Thippaiya Street,Dhaliyur,Perur(Tk),Coimbatore(Dt),641109

To :

Thiru.N.Gandhiprakash,
D.No.79,Mathipalayam,
Thenkarai,
Coimbatore-641101.

Online Application Number: IA8P48NW

Sir/ Madam,

Sub :

Residential Layout - Coimbatore District - PerurTaluk -Dhaliyur Special Grade Town Panchayat- Kalikkanaickenpalayam Village- Ward No.07, S.F.No.752/5A,755,756,760/1 & 761/1 Extend of 13.35 Acre or 54025.08 sq.m - Layout alloted 264 Plots - Permission Sanction Orders issued – Regarding.

Ref :

1. Joint Director/ Deputy Director / Assistant Director, District Town and Country Planning, Coimbatore ROC No.CBELPA/IA8P48NW/2024 /2024/TCP, Dated.22.07.2024.
2. Gift Deed Document No.4005/2024, Dated: 29.05.2024.
3.Dhaliyur Special Grade Town Panchayat Council Resolution No.61/2025, Dated.26.05.2025.

Body:

Coimbatore District, PerurTaluk,Dhaliyur Special Grade Town panchayat Ward No.07, S.F.No. 752/5A,755,756,760/1 & 761/1 Extend of 13.35 Acre or 54025.08 sq.m 264 Plots to be implement and its owner Thiru.N.Gandhiprakash his application Was Srcutinised By Director,Directorate of Town and Country planning,Chennai the concurrence number assigned to the layout is LP/DTCP No.44/2024 Joint Director Planning Permission Number.402/2024 proceedings ROC No. CBELPA/IA8P48NW/2024 /2024/TCP, Dated.22.07.2024, With relavant town and country planning conditions and As per Dhaliyur Special Grade Town panchayat Council Resolution No.61/2025, Dated.26.05.2025 Final layout Planning permission order

issued.

CONDITION

1. Since the number of plots in the layout is 264, as per Rule No. 47(6)(n) of the Tamil Nadu Combined Development and Building Rules, 2019, a proper sewage treatment plant (STP) must be established. The treated water must be reused within the layout for purposes such as landscaping in parks, remaining construction activities, and agricultural use, based on recycling principles.
2. As per Government Order No. 141 of the Housing and Urban Development Department (RU.4(1)) dated 16.07.2022, the maintenance of layout roads, stormwater drains, and streetlights should be managed by the layout owners themselves for a period of five years. The Town Panchayat administration will not be responsible.
3. At the junctions where roads meet, the corners of the plots must be laid out in accordance with the turning radius shown in the approved layout map (corner cut-off must be provided as per turning radius).
4. Except for the plots designated for public purposes as shown in the approved layout, all other plots must only be used for residential buildings. They must not be used for commercial shops, godowns, roads, or non-residential constructions.
5. The plot owners must enter into a written agreement with the Executive Officer (concerned local authority) agreeing to abide by these conditions. The layout conditions must also be registered with the concerned Sub-Registrar's office. The sale or lease of plots must be carried out strictly under these conditions. These conditions must be included in the sale deeds in order to bind both the seller and the buyer.
6. The land ownership documents submitted by the applicant will be examined to verify land ownership. Therefore, no right can be claimed for approval of a layout in an area where there is no genuine land ownership.
7. When selling the approved plots, a copy of this order along with the approved layout map issued by the Directorate of Town and Country Planning must be mandatorily given to the plot buyers.
8. As per Rule No. 13 of the Tamil Nadu Combined Development and Building Rules, 2019, if any of the conditions mentioned in the technical approval by the Directorate of Town and Country Planning and the final approval by Thaliyoor Town Panchayat are violated, or if the basic infrastructure is not provided, the administrative approval granted for this layout will be cancelled by the Town Panchayat, and appropriate orders will be issued.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Coimbatore
Date:2025.08.04 12:41:58

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.