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RE REGULATORY RECORD

# RERA Document

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

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

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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 72/2024

Date: 8/22/24 2:13 PM

From:

Executive officer

Coimbatore_Kottur

To :

D S SIVAKUMAR AND K
SUBRAMANIAM
6/196, DHASAVANAYAKKANPATTI.
,UTTHAMAPALAYAM
VILLAGE,,VELLAKOIL, KANGAYAM

Online Application Number: 0ZOMI8D6

Sir/ Madam,

Sub :

Approval of Layout - Kottur Town Panchayat - Kottur Village.S.F No. 94/1A, 94/1B2 for an Extent of 2.38 Acres (9644 Sq.m.) Residential Layout has been given Technical approval by the District Town and Country Planning Coimbatore –Final approval issued.

Ref :

1) Proceedings of Joint Director, District Town and Country Planning, Coimbatore, Roc No. CBEREGN/0ZOMID6/2024/2024/TCP, Dated.14.02.2024, L.P/CLPA
2) Kottur Town Panchayat, Council Resolution No. 188/2024, Dated. 13.06.2024
3) Kottur Town Panchayat, Challan No.211/2024-25 Dated.22.08.2024

Body:

Order
In Coimbatore District, Kottur Town Panchayat Kottur Village, S.F No. 94/1A, 94/1B2 for an Extent of 2.38 Acres (9664 Sq.m.) 37 Plot of Residential Layout has been given granted Technical approval by the District Town and Country Planning Coimbatore with reference of 1st cited letter, Further, as per the resolution of the Kottur Town council seen in Ref (2), the council has been authorized to give final approval to the above Residential Layout. Accordingly,the payment of fees paid to the Town Panchayat as per the Challan No.211/2024-25 dated 28.03.2024 as seen in Ref(3), the said Residential Layout is final Approval is Granted as per the conditions mentioned in the Proceedings of Joint Director, District Town

K. Subbu

and Country Planning, Coimbatore and following conditions.

Executive officer

Signature valid

*Signed by: Executive Officer*
*Location:Coimbatore*
*Date:2024.08.22 14:13:58*

K. Subbay

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.