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: 03/2025-2026 **Date:** 2/14/26 3:31 PM

From:

Village Panchayat

CHIKKARAMPALAYAM

To :

Hemalatha
126 Kutharipalayam Pirivu
Alangombu Sirumugai Raod
Mettupalayam Coimbatore - 641302

Online Application Number: XU2E3BZ8

Sir/ Madam,

Sub :

Coimbatore District Karamadai Panchayat Union Chikkarampalayam Village Panchayat - Layout DTCP S.F.Nos 337/3, 337/6, 337/8 - Extant 3767.00 Sq.m - Layout Approval

Ref :

CBELPA/XU2E3BZ8/2025/2025/TCP Date : 23.10.2025

Body:

In view 1, in the letter of the Deputy Director of Urban Planning, Karamadai Panchayat Union,Chikkarampalayam Panchayat Sf Nos 337/3, 337/6, 337/8 - Extant 3767.00 Sq.m
The Layout is approved and approved number issued as L.P/CLPA No - 645/2025 and Planning Permission No - 752/2025
Chikkarampalayam Panchayat Online Recepit Number 2026021253809 Transacation ID 11000349867374 date 12.02.2026 through Government Ordinance No. 180 Rural Development Panchayat Raj Departmentdated 05.12.2024 after receipt of the amount for change of use of the said plot Number L.P/CLPA No - 645/2025 and Planning Permission No - 752/2025 is Final Approvel issued.
It is hereby warranted to strictly follow the conditions and special way of warrant vide clause
Body:
1. Alteration of plot sizes, road pattern, sizes, dimensions of public reservations and further

subdivision ofthe plot contrary to the Layout Plan approved by the Town and Country Planning department shall not bedone without the prior approval of the District Town and Country Planning department.
2. The corners of the plots located at the junction of two roads should be laid with the splay as shown onthe approved Layout Plan.
3. No plot shall be sold, leased or transferred in any other means or to build to build any construction onany plot before conforms to the above two conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential housesother than the plots selected for public purposes. Also, only in those places where the change is plot landuse is requested those developments mentioned in Residential use zone as per TNCDBR - 2019 should beallowed by the local body only after obtaining the prior concurrence of the town and country department.
5. If a low tension / high tension powerline / telegraph line is present through the plots, the line should beshifted to the edge of the road or as shown on the approved Layout Plan.
6. The low laying part of the layout area should be raised to street level
7. On all streets exceeding 7.2 meters in width, shading type trees shall be planted in symmetrical typewithin 1.00 meters from boundary and not more than 9.00 meters in length, of the road.
8. Once the applicant receives the approval of the layout plan from the district Town and country planningoffice, the approved layout plan shall be permanently displayed at the entrance of the layout without any change / and compete details for public view through a 60 x 120cm permanent display board along with thedetails of resolution number and date of the layout.
9 The Land ownership is considered as per the land ownership documents submitted by the applicant.Therefore, it is also submitted that no right can be asserted on the ground that layout has been approved where there is no actual title to the land.
10. If the Documents provided for the land ownership and others documents submitted for considerationare found to be incorrect or if there is a situation where the Planning Permission / Concurrence approval for the plot might be affected, the planning permission/ concurrence granted to the layout will be cancelled by the District Town and Country Planning department without any prior notice.
11. A copy of the plan approved by the District Town and Country Planning Department along with a copy of this order shall be compulsorily provided to the purchasers while the plots are sold.
12.If the Documents provided for the land ownership and others documents submitted for consideration are found to be incorrect or if there isa situation where the Planning Permission/Concurrence approval for the Plot might be affected the Planning permission/concurrence granted to the layout will be cancelled by the District Town and Country Planning department without any prior notice
13. A copy of the Plan approved by the District Town and Country Planning department along with a copy of this order shall be compulsorily provided to the purchasers while the plots are sold
14.The Local Body may issue the Final order only after conferring that the applicant applied for bulk sub-division

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2026.02.14 15:31:08

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.