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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2026 - 2027 **Date:** 5/26/26 11:54 AM

From:

Village Panchayat

Vadambacheri Panchayat Office, Sulur (t.K) Coimbatore (d.t) Pincode:641669

To :

Mr E.Nithesh
Door No 3/72 Madhapoor,
Nallakavundampalayam pudur,
Nallakavundampalayam , Palladam, Tiruppur,641664.

Online Application Number: VRVE1MZX

Sir/ Madam,

Sub :

Residential Layout – Coimbatore District – Sultanpet Panchayat Union - Vadambacheri Village & Panchayat- S. F. No-239/4C 4D Extent of 2.12 Acres or 8575.00 Sq.m - Application received for residential layout approval- Technical clearance Issued - Final Approval issued Regarding

Ref :

1. G.O.79 Housing and Urban Development Department, Dated: 04.05.2017.
2. Applicants, Mr E Nithesh, online application No: VRVE1MZX Dated:31.01.2026.
3. Applicant Mr E Nithesh Gift Document Submitted on 12.04.2026 (Gift deed document No: 3766/2026 Dated.05.03.2026).
4. Joint Director / Deputy Director / Assistant Director District Town and Country Planning, Coimbatore office Ref No CBE/ REG/ VRVE1MZX/2026/2026/TCP Date : 16/04/2026
5. Applicant Mr E Nithesh (Payment of Development Fee and Inspection fees Dated: 22.05.2026.

Body:

With reference to the 2nd cited online Application applicant has requested for the approval of residential layout in Coimbatore District Sultanpet Panchayat Union - Vadambacheri Village & Panchayat, S. F. No-239/4C 4D Extent of 2.12 Acres or 8575.00 Sq.m In the continuation, with reference to the 3rd cited the Applicant Mr E Nithesh, has gift deed, road splay, has been

handed over to the local body vide Gift deed document No: 3766/2026 Dated.05.03.2026.In the continuation, with reference to the 4th cited letter, for residential layout Technical clearance Issued has been issued by the Joint Director/Member Secretary on 16.04.2026. With 5th Cited Reference Applicant Mr E Nithesh has paid Development Fees and Inspection Fees Through online SWP portal on 22.05.2026. After Careful Examination of Applicant Submitted Documents and Technical clearance issued by the Joint Director. Therefore this residential layout has been approved with below conditions.

Special Conditions

1. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.

2. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department & Local body has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department & Local body is not the right organization

10. 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.

11. If the Documents provided for the land ownership and others documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission / Concurrence approval/ Final Approval for the plot might be affected, the planning permission/ concurrence granted / Final Approval to the layout will be cancelled by the District Town and Country Planning department & Local Body without any prior notice.

12. A copy of the plan approved by the District Town and Country Planning Department & Local body along with a copy of this order shall be compulsorily provided to the purchasers while the plots are sold.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent 2.12 Acre (or) 8575.00 Sq.m

No. of Plots :44 Nos

Gifted over to Local Body

Layout Road :1973.51Sq.m
Public Purpose : 40.63 sq.m (0.61%)
TANGEDCO : 50.29 sq.m (0.76%)

Copy to:

1.Mr E.Nithesh
Door No 3/72 Madhapoor,
Nallakavundampalayam pudur,
Nallakavundampalayam , Palladam, Tiruppur,641664.

2.The Block Development officer (VP)
Sulthanpet Block
Coimbatore District.

3. Joint Director / Deputy Director / Assistant Director,
District Town and Country Planning office,
Door No: 50, FCI Road, Gandhima Nagar,
Ganapathy, Coimbatore .Pin 641 004.

4.Thasildar,
Taluk office, Sulur

5.The Sub Registar,
Concerned Sub register office.

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2026.05.26 11:54:45

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

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