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RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 06/2025-2026 **Date:** 7/5/25 12:10 PM

From:

Village Panchayat

MASAGOUNDENCHETTI PALAYAM

To :

M/s.Maass Realtors, Mr.K.Mohan (Managing Partner),
D.No 282-B, Kartar Complex,
Salem - Cuddalore Main Road,
Narasingapuram (Post), Attur (Taluk),
Salem-636108.
Mobile Number : 9655008064.

Online Application Number: MVS49MEC

Sir/ Madam,

Sub :

Residential Layout - Office of the Director of town and Country Planning - DTCP - S.F. Nos : 519/1B1B1, 619/1B, 619/3C1B -
MasagoundenChettiPalayam Village - Annur Taluk - Coimbatore District - 9.958 Acre or 40300.00 Sqm

Ref :

1.Applicant M/s.Maass Realtors, Mr.K.Mohan (Managing Partner), Online No:MVS49MEC, Dated: 23.04.2025
2.District Town and Country Planning Office, Coimbatore District Letter No.CBEREG/MVS49MEC/ 2025, (Road pattern issued on dated: 22.05.2025).
3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
4.Applicant's Gift deed document No: 7083/2025 date:28.05.2025
5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7.G.O.18, Department of Municipal Administration and WaterSupply,Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
8.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
9.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
10.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

11.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
12.Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022
13.Demand payment Request Letter, Dated:29.05.2025
14.Applicant's M/s.Maass Realtors, Mr.K.Mohan (Managing Partner),
(Payment of Centage Fee, development charges and subdivision charges) Dated:30.5.2025
15.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2,
Dated: 14.10.2019
16.Joint Director Agricultural Department letter
Ref :
No.E1/3912/2025,Dated:11.04.2025

Body:

LAYOUT CONDITIONS

1. Alteration of plot sizes, road pattern, sizes, dimensions of public reservations and further subdivision of the plot contrary to the Layout Plan approved by the Town and Country Planning department shall not be done 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 on the approved Layout Plan.

3. No plot shall be sold, leased or transferred in any other means or to build to build any construction on any 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 houses

Salem - Cuddalore Main Road,
Narasingapuram (Post), Attur (Taluk),
Salem-636108.
Mobile Number : 9655008064.
2.The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor, Gandhi Irwin Bridge Road, Egmore.

**Village**

Signature valid

*Signed by: Village Panchayat President*
*Location:Coimbatore*
*Date:2025.07.05 12:10:47*

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.