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: CBE/PNP/BILICHI/05 **Date:** 9/27/25 1:24 PM

From:

Village Panchayat

BELICHI

To :

V,KOUSHIK,
S/o, N VENKATESH,
Door No. 2/14,
Ambedkar Thotta Salai,
Pudhupalayam Road,
Narasimmanaickenpalayam,
Coimbatore-641031

Online Application Number: 5T5E7ROB

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office - Coimbatore LPA -Coimbatore District –Coimbatore North Taluk-Periyanaikanpalayam Panchayat Union-Bilichi Panchayat /Village - S.F No's 716/1, 716/2, 716/3, Extent of 1.83 Acre or 7405.75 sqm - Application received for residential layout approval - Planning Permission Issued - Reg

Ref :

1. CBELPA/5T5E7ROB/2025/2025/TCP
2. Panchayat Resolution Number: 148/2025-2026 Date: 20.08.2025

Body:

1. Applicant V,KOUSHIK Online application No: CBELPA/5T5E7ROB/2025, Dated: 11.07.2025
2. District Town and country planning Office, Coimbatore District Letter No. CBELPA/5T5E7ROB/2025, (Road pattern issued on dated: 22.07.2025).
3. Circular from the Director of Town and Country Planning, Roc. No 19799 / 2020, Dated: 24.12.2020
4. ApplicantV.KOUSHIK Gift deed Document No:14449/2025 Dated:24.07.2025.
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6. G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019

7. 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:25.07.2025
14. Applicant V.KOUSHIK, Payment of & Centage Fee, Development Fee, and Sub division , Dated: 26.07.2025
15. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.08.2021
16. G.O.(2D) No., H&UD, dated: 14.02.2025 land Conversion
17. TamilNadu Gazette No.14, dated:09.04 .2025, Part-VI, section-1, pg No.172 (No.VI(1) /215/2025)

Ref :

With reference to the 1st cited letter, applicant has requested for the approval of residential layout in Coimbatore District – Coimbatore North Taluk – Periyanaikanpalayam Panchayat Union- Bilichi Panchayat and Village - S.F No's716/1,716/2,716/3, Extent of 1.83 Acre or7405. 75 sqm. In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Joint Director / Member Secretary (FAC) on 22.07.2025. Further the ApplicantV,KOUSHIK ,has a gift deed the road, road splay,Public purpose and TANGEDCO purpose has been handed over to the local body vide Gift deed Document No: 14449/2025 Dated: 24.07.2025.Hence, this residential layout has been approved with below conditions.

1. As per the condition, the layout has been approved and approved number issued as L.P/CLPA No - 377/2025 and Planning Permission No - 455/2025 and digitally signed layout drawings. The approved Layout plan is enclosed herewith for taking further action in the regard. The applicant should submit the original Gift deed of 4th cited above to the concerned local body.
2. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per Condition no.9 (b).
3. After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action
4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders
5. As per circular cited in 12th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamil Nilam website.
6. The local body may issue the final order, only after confirming that the applicant applied for Bulk Sub division.

Special Conditions:

1. a) With reference to the 6th, 7th cited and 9th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants After collecting the necessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly.

b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body.

2. With reference to the 10th cited and 11th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas public purpose reservations in favour concern local body.
3. 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
4. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The

Directorate of Town and Country Planning Department 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 is not the right organization to decide this.

5. The Local Body may issue the final order, only after conferring that the applicant applied for Bulk sub-division.

6. No existing natural or man-made drainage system such as channel, canal, nallah etc. passing through the site shall be closed. When it is realigned within the site optimizing the usability of the site, due care shall be taken that it carrying capacity or velocity of flow is not reduced affecting the upstream and downstream sites and such a realignment shall be done only with prior approval of the Competent Authority and concerned agencies.

7. As per TNCDBR-2019 the following fee and charges are collected as follows:

Scrutiny Fees :Rs 11250.00 Dated :11.07.2025

Centage Fee : Rs. 19500.00 Dated: 26.07.2025

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 : 1.83Acre or 7405.75sqm
No. of Plots : 41
Gifted over to Local Body
Layout Road :2226.40sqm
OSR Area :518.87Sqm (10.02%)
Public Purpose :26.18sqm (0.51%)
TANGEDCO Purpose :33.58sqm (0.65%)

Copy to:

1. V,KOUSHIK s/o,N VENKATESH,
Door No.2/14,
Ambedkar Thotta Salai,
Pudhupalayam Road,
Narasimmanaickenpalayam,
Coimbatore-641031

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2025.09.27 13:24:28

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.