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RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 1070/2024 **Date:** 7/2/25 1:58 PM

From:

Executive officer

Pothanur Main Road,SBI Bank Opp Side,Chettipalayam ,Coimbatore-641201.

To :

Thiru.Thirupathymurthiy
S/o Karunakaran,
171/1, Tirupathy illam,
Parsn Sesh Nestle,
Coimbatore

Online Application Number: D28THKMJ

Sir/ Madam,

Sub :

Layout Approval

Ref :

11000283333976,

Body:

Sub: Residential Layout - office of the District town and Country planning - Coimbatore district – Madukkarai Taluk– Chettipalayam Town Panchayat and Village, S.F.No.201/1B1 - Extent of 3.33 ½ Acre or 13500 Sq.Mt. - Lay out allotted 55Plots - Technical clearance issued - Planning Permission Issues – Final Approval Issued – Reg

Ref: 1) Thiru.Thirupathymurthy S/o Karunakaran, 171/1,Tirupathy illam, Parsn Sesh

Nestle,Coimbatore Date.12.06.2024

2) Registrar, Kinathukadavu Register office, Coimbatore Gift Deed Document

No. 5736/2024, Dt.07.06.2024.

3) Proceedings of Joint Director, District Town and Country Planning,

Coimbatore, Roc No.CBELPA/d28thkmj/2024/ 2024/TCP, Dated.12.06.2024,

L.P/CLPA No.318/2024 and Planning Permission No.365/2024.

4) Chettipalayam Town Panchayat Resolution No.379 /2025, Dt.20.05.2025

5) Online Transaction ID: 11000283333976,

Dated.26.06.2025

6) Agreement Dated. 11.09.2025

**********

Order:-

With reference to the above 1st cited letter, The Applicant has requested for the approval of Residential Layout in Coimbatore District, Chettipalayam Town Panchayat, Chettipalayam Village, Ward No.01, S.F.No.201/1B1 - Extent of 3.33 ½ Acre or 13500 Sq.Mt.. - Lay out allotted 55Plots EWS Plots 23 to 26, 28 to 33 and 48 to 55 of Residential Plots Layout.

In the continuation with reference to the 2nd cited letter, the applicant has registered the gift deed for handed over the roads, parks, reserve sites and TANGEDCO purpose sites to Chettipalayam Town Panchayat. After that with reference to the 3rd cited letter, The Joint Director, District Town and Country Planning, Coimbatore has been given the Technical sanction vide No. 318/2024 and Planning Permission vide no. 365/2024 with conditions.

In the continuation with reference to the 4th cited letter, in the council of Chettipalayam Town Panchayat has been given the ratification approval for the handed over gift deed items such as roads, parks, reserve sites and TANGEDCO purpose sites and residential layout approval. Accordingly, the applicant was paid the Layout approval charges vide Online Transaction ID: 11000283333976 Date:26.06.2025 in Chettipalayam Town Panchayat.

Hence,the above mentioned Residential Layout is being given final approval order issued as per the conditions mentioned in the Proceedings of Joint Director, District Town and Country Planning, Coimbatore.

18. If during the audit it is found that the amount collected for approval of the plot is less, the amount should be paid to
the municipality immediately.

Executive Officer

ChettipalayamTown Panchayat

Coimbatore – 641 201
To,
Thiru.Thirupathymurthiy
S/o Karunakaran,
171/1, Tirupathy illam,
Parsn Sesh Nestle,
Coimbatore

Copy To:
Sub Registrar
Registrar Office, Kinathukadavu.

**Executive officer**

Signature valid

*Signed by: Executive Officer*
*Location:Coimbatore*
*Date:2025.07.02 13:58:27*

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.