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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: Roc.No. 445/2024
Layout Approval
No.04/2024-2025

Date: 7/26/24 7:18 PM

From:

Executive officer

86, Kamarajar Salai, No.04.Veerapandi, Press Colony Post, Coimbatore.

To :

Roc.No. 445/2024, Dated.26.07.2024. Layout Approval No.04/2024-2025

Online Application Number: AJOC6OWS

Sir/ Madam,

Sub :

LAYOUT – Town Panchayat Administration - Coimbatore District – NO.04.Veerapandi Town Panchayat – No.04.Veerapandi Revenue Village -S.F.Nos.474/1C, 474/1D1 Extent of 1.90 Acre or 7708.00 Sq.mtr - Technical Sanction and Planning Permission accorded from Coimbatore Local Planning Authority – Issue of Final approval by Town Panchayat for 56 Nos. Plots in the Residential Layout – Ordered - Reg.

Ref :

1. Applicant. Mr.Bharanitharan KN & Mr.Jayamurali B , 159B/28, Surya Garden , Peelamedu, Coimbatore South, Coimbatore – 641004 Online Application.CBELPA/AJOC6OWS /2024 Dated:17.02.2024.
2. Joint Director /Deputy Director / Assistant Director, Town and Country Planning Office, Coimbatore Letter No.CBELPA/AJOC6OWS/2024 (Road Pattern approved).
3. Applicants Mr.Bharanitharan KN & Mr.Jayamurali B. Gift Deed Document No. 6353/2024, 6354/2024 & 6356/2024 dated:25.03.2024.
4. Joint Director /Deputy Director / Assistant Director (I/c) Town and Country Planning Office, Coimbatore Approved ROC.No.CBELPA/AJOC6OWS/2024/2024/TCP (Layout approved No.L.P/CLPA No.195/2024 and Technical Sanction No.225/2024).
5. NO.04.Veerapandi Town Panchayat Council Resolution No.44/2024. Dated: 28.06.2024.
6. Special and Important Condition laid in this Office Letter Roc.No.445/2024,Dated. 26.07.2024.
7. Agreement of Mr.Bharanitharan KN & Mr.Jayamurali B.Dated.26.07.2024.

8. Connected Records.

Body:

Mr.Bharanitharan KN & Mr.Jayamurali B , 159B/28, Surya Garden , Peelamedu, Coimbatore South, Coimbatore – 641004 Vide Ref No.1 cited have requested Residential Layout permission for their layout situated in Coimbatore District, No.04.Veerapandi Town Panchayat, No.04.Veerapandi Revenue Village S.F.Nos. 474/1C, 474/1D1 Extent of 1.90 Acre or 7708.00 Sq.mtr The Joint Director / Deputy Director / Assistant Director (I/c.), Director of Town and Country Planning, Coimbatore in his letter cited in Ref No.2 has intimated to handover the proposed Roads, Parks and Other Public Places in S.F. 474/1C, 474/1D1 No's stated above as shown in the Road Layout Map to the Executive Officer, No.04.Veerapandi Town Panchayat. The said Roads, Parks and Other Public Places have been handed over by the applicant to the Executive Officer, No.04.Veerapandi Town Panchayat vide Periyanaickenpalayam Register Office Document No.6353/2024, 6354/2024 & 6356/2024 dated:25.03.2024. Handed over The Joint Director / Deputy Director (I/c.) of Town and Country Planning, Coimbatore has accorded Layout approved No.L.P/CLPA No.195/2024 and Technical Sanction No.225/2024 for the Residential Layout vide Ref No.4. The Town Panchayat Council has given consent vide Ref No.5 its Resolution No.44/2024, Dated:28.06.2024 for Residential Layout (56 Plots) in No.04.Veerapandi Revenue Village is S.F.Nos. 474/1C, 474/1D1 Extent of 1.90 Acre or 7708.00 Sq.mtr. As per Tamilnadu Combined Building Plan Rules – 2019 – Rule No.10 and 47, Sanctions accorded by the Concerned Departments, Resolution passed by the No.04.Veerpandi Town Panchayat Council, and Town Panchayat Roc.No.445/2024 Dated:26.07.2024 Agreement executed by the Applicants, Final Approval here by accorded subject to the laid the ANNEXURE – I.

Details :(1). Area of the Layout. Extent of 1.90 Acre or 828 Sq.mtr. (2) Area of Roads and other – 2423.95 Square Meters, (3).General Provision for Local Government. 587.11 Square Meters, (4). The allotment area to TANGEDCO is 44.45 Square Meters, (5). The Extent of Net Plots area is 5208.08 Sq.mtr (6). The Number of Approved Plots is 56 Plot Nos – 1 to 56

Executive officer

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

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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

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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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