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: 295/2024 - Layout Approval No.01/2024-2025

Date: 4/30/24 9:11 AM

From:

Executive officer

Kuppichipalayam road, Near Police Station, Periyanaickenpalayam, Coimbatore

To :

D.Soundaraj,No.57/1, Rayapuram Main Road, Tiruppur District, Tiruppur.

Online Application Number: I6829RRV

Sir/ Madam,

Sub :

LAYOUT – Town Panchayat Administration - Coimbatore District – Periyanaickenpalayam Special Grade Town Panchayat - Periyanaickenpalayam Revenue Village -S.F.Nos. 399/1B2,2A,404/2B Extent of 2.33 Acres - Technical Sanction and Planning Permission accorded – Final approval for 41 Plots in the Residential Layout – Ordered - Reg.

Ref :

1. Applicants. Mr.D.Soundarraj Online Application. I6829RRV , Dated:24/02/2024.
2. Joint Director /Deputy Director / Assistant Director (i/c) Town and Country Planning Office, Coimbatore Letter No.CBELPA/I6829RRV/2024/2024/TCP (Road Pattern approved vide Technical Sanction No. 91/2024).
3. Applicants Mr.D.Soundarraj Gift Deed Document No. 1762/2024 dated:30/01/2024.
4. Periyanaickenpalayam Town Panchayat Council Resolution No.19/2024. Dated: 27/02/2024.
5. Special and Important Condition laid in this Office Letter Roc.No.295/2024,Dated. 29.04.2024.
6. Agreement of Mr.D.Soundarraj Dated.29.04.2024.
7. Connected Records.

Body:

Mr.D.Soundaraj,No.57/1, Rayapuram Main Road, Tiruppur District, Tiruppur Vide Ref No.1 cited have requested Residential Layout permission for their layout situated in Coimbatore District, Periyanaickenpalayam Town Panchayat, Periyanaickenpalayam Revenue Village S.F.Nos. 399/1B2,2A,404/2B measuring an extent of 2.33 Acres. 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. No's stated above as shown in the Road Layout Map to the Executive Officer, Periyanaickenpalayam Town Panchayat. The said Roads, Parks and Other Public Places have been handed over by the applicant to the Executive Officer, Periyanaickenpalayam Town Panchayat vide Periyanaickenpalayam Register Office Document No.1762/2024, Dated.30.01.2024 handed over. The Joint Director/Deputy Director of Town and Country Planning, Coimbatore has accorded technical approval for the Residential Layout. Technical Sanction has been accorded in 91/2024. The Town Panchayat Council has given consent vide Ref No.4 its Resolution No.19/2024, Dated:27.02.2024 for Residential Layout (41 Plots)in Periyanaickenpalayam Revenue Village is S.F.No.399/1B2,2A,404/2B with an area of 2.33 acres. As per Tamilnadu Combined Building Plan Rules – 2019 – Rule No.10 and 47, Sanctions accorded by the Concerned Departments, Resolution passed by the Periyanaickenpalayam Town Panchayat Council, Agreement executed by the Applicants, Final Approval here by accorded subject to the laid the ANNEXURE – I.
Details :(1). Area of the Layout.2.33 Acres (9432 Square Meters (2). Area of Roads - 2475.80 Square Meters, (3).General Provision for Local Government. 52.92 Square Meters, (4). The allotment area to TANGEDCO is 70.15 Square Meters, (5). The Net Plots area is 6956.20 Sq. (6). The Number of Approved Plots is 41 Plot Nos – 1 to 41

Executive officer

Signature valid

Signed by: Executive Officer
Location:Coimbatore
Date:2024.04.30 09:11:56

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.