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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 06 /2024 -2025 Date: 1/3/25 9:00 AM

From:

Village Panchayat

Thalakarai Rural Panchayat

To :

Mr.N.Sethupathi
54/1 NVM Street,
Vadugapalayam Village,
Pollachi Taluk,
Coimbatore,642005

Online Application Number: H8J3HOXX

Sir/ Madam,

Sub :

Residential Plot - Coimbatore District – Pollachi North Panchayat Union – Thalakkarai Panchayat – Thalakkarai Village – S.F. No. 72/3 - Technical Clearance for proposed residential plot area of 2.0 Acres (8093.60 Sqm) received - Plot Approval Providing - in relation to.

Ref :

1. District Town and Country Planning Development Department, Joint Director(i.c) , Coimbatore – ROC . No CBEREGN /H8J3HOXX/2023 /2023/TCP Date : 28.11.2023 Permission Order No. :- L.P/R(C).NO : 359 / 2023 Dated : 28.11.2023
2. Thalakkarai Panchayat Council Resolution No. :- 176 /2024 Date :- 19.12.2024
3. Donation Deed Document No. 14168 / 2023 Date : 22.11.2023

Body:

Coimbatore District Pollachi North Union Thalakkarai Panchayat Thalakkarai Village S.F No 72/3 - 2.0 Acres (8093.60 Sq.m.) According to the Residential Plot Technical Approval Order of Joint Director (i.c), Coimbatore District Town and Country Planning Development Department Roc no :- CBEREGN /H8J3HOXX/2023 /2023/TCP Date:- 28.11.2023 and L.P/R(C).NO : 359/ 2023 – 28.11.2023 in view 1 and also According to the panchayat resolution seen in view 2 Final approval for Lay out planning is given to Mr.N.Sethupathi , 54/1 NVM Street, Vadugapalayam Village, Pollachi Taluk, Coimbatore,642005. subject to the following

conditions.

Conditions:-

1. The permission is given on the basis of the conditions mentioned in the subdivision map permission of the Commissioner of Urban Development, Chennai and the Joint Director of Urban Development Department, Coimbatore, District Urban Development Office, Coimbatore District.
2. The map shall not be used for any purpose other than that for which it was authorized.
3. It is the responsibility of the owner to pay the specified amount within 7 days of receiving the notification in case if it is found less charges are paid and also even if it is known that any charges are to be paid other than the sanctioned charges for issue of plot license.
4. Before construction of buildings on the land in the subdivision, permission should be obtained from the municipality for each building. After the completion of the construction work, the house tax has to be paid.
5. The permission of other departments of the Central State Government is allowed to be obtained in any case for setting up a plot.
6. If any or all of the above conditions are violated or the plot is laid out in deviation from the approved plan, the owner shall be liable to action and liability as per rules.
7. After the approval of the plot map, at the place where the plot is approved, the resolution number, date and the plot map shall be published for public view at the entrance of the plot without any change through a permanent information board of size 6”X 4”.
8. EWS plots should not be combined or converted into plots allotted to the economically backward.
9. Map approval is subject to the provisions of the Tamil Nadu Panchayats Act, 1994 and the Tamil Nadu Rural and Town Planning Act.
10. In addition to the above conditions, the map is approved subject to such conditions as may be imposed by the Government or the Panchayat Council from time to time.
11. Amount for change of land use Rs 54600 (Rupees. Fifty four thousand and six hundred only) i.e ;- 3% of market value Paid through Challan No. 20240719002248 Dated : 19.07.2024 in appropriate Govt head.
12. Rs.46000/- (Rupees. Fourty six thousand only) as consideration fee and development fee for Panchayat Receipt No. :- f59a7b83-70a4-453f-8a83-5b2e87b58c88 Date :- 02.01.2025 has been paid into SNA account of Panchayat through website.
13. All conditions mentioned in the sight letter are applicable.
14. If any of the above conditions are found to be violated the authorization will be canceled without any prior notice.

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2025.01.03 09:00:45

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

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