Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: CBELPA/T4BOZHQ5/2024/TCP/2025/TCP GRAMSABARSN 51/26012024 AND PTRSN 787/29022024

Date: 3/5/25 1:37 PM

From:
Village Panchayat

BELICHI

To :

S.Sathyapritha and D.Vadivel, Site No-9, Lovely Nagar Extension,Thudiyalur,Coimbatore North,Coimbatore -641034.
Phone No-9894893959.

Online Application Number: T4BOZHQ5

Sir/ Madam,

Sub :

Residential Layout Approvel-Coimbatore District, Periyanaickenpalayam Block, Bilichi Village Panchayat - SF NO :1173/4A Extent of 5.213 Acre Layout Drawing Approvel_Reg

Ref :

1.Joint Director/Deputy Director /Assistant Director District Town and Country Planning , Coimbatore-641004 ROC no. CBELPA/T4BOZHQ5/2024/TCP/2025/TCP Date-02.01.2025 and 04/2025,04/2025 Date -02.01.2025
2.Bilichi Panchayat ROC no GRAMSABARSN 51/26012024 AND PTRSN 787/29022024

Body:

Reference
1.Joint Director/Deputy Director /Assistant Director District Town and Country Planning , Coimbatore-641004 ROC no. CBELPA/T4BOZHQ5/2024/TCP/2025/TCP Date-02.01.2025 and 04/2025,04/2025 Date -02.01.2025
2.Bilichi Panchayat ROC no GRAMSABARSN 51/26012024 AND PTRSN 787/29022024

Order

Final Map Approval is Granted Subject to Conditions for a Residential Plot Measuring 5.213 Acres in Bilichi Panchayat SF NO :1173/4A

Conditions

1.According to the Letter of View, Special Conditions and General Conditions Shall be Adhered to.
2.Drinking Water Facilities (OHT, Pipe Line , Bore Well & Motor) Should be Provided
3.Street Lighting Facilities Should Be Provided
4.Road Facilities Should Be Provided
5.Sewage Drainage Facilities Should Be Provided
6.The Order Issued by the Government Shall be bound
7.If the above conditions are found not to be complied with, the panchayat has the power to cancel the order without any peior notice

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2025.03.05 13:38:27

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.