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: 1692/2025-2026 **Date:** 1/6/26 5:41 PM

From:

Executive officer

18/45A Nethaji Street, Edaiyarpalayam, Vellalore Coimbatore

To :

Tmt.Senkamalam K,
No-14/36A, Duraisamy Pillai Street,
Vellalore,
Coimbatore - 641111
Mail - progettogk@gmail.com

Online Application Number: A2RHX683

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office - Coimbatore District/LPA - Madukkarai Taluk - Vellalur Town Panchayat- Vellalur Village - SF No.707/2 - for an extent of 2.09 Acre (or) 8450.00 Sq.mt - Application received for residential layout approval - Planning Permission Issued - Forwarded for further action - Reg.

Ref :

1. Applicant Tmt.K.Senkamalam, Coimbatore Online application No: CBE/LPA/ A2RHX683 /2025, Dated: 23.09.2025
2. District Town and country planning Office, Coimbatore District Letter No. CBE/LPA/ A2RHX683 /2025/TCP, (Road pattern issued on dated:29.11.2025)
3. Circular from the Director of Town and Country Planning, Roc. No 19799 / 2020, Dated: 24.12.2020
4. Applicant Tmt.K.Senkamalam, Coimbatore, Gift deed document no. 15115 of Singanallur SRO, dated: 01.12.2025
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
7. G.O.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020.
8. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.

9. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
10. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11. Circular from Executive Officer of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
12. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022.
13. Demand payment Request Letter, dated: 10.12.2025 (requiring payment for Centage Fee, Development Fee and Sub- Division fees) and 29.11.2025 (requiring payment for OSRA)
14. Applicant Tmt.K.Senkamalam, Coimbatore, (Payment of Centage Fee, Subdivision fees and Development Fees, dated: 10.12.2025,11.12.2025 and Payment of OSRA, dated:06.12.2025.

Body:

With reference to the 1st cited letter, applicants have requested for the approval of residential layout in Coimbatore District/LPA, Madukkarai Taluk, Vellalur Town Panchayat, Vellalur Village, SF No.707/2 for an extent of 2.09 Acre (or) 8450.00 Sq.mt.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Joint Director / Member Secretary (i/c) on 29.11.2025. Further the Applicant Tmt.K.Senkamalam, Coimbatore have gift deed, road with splay and public purposes have been handed over to the local body vide Gift deed document no. 15115 of Singanallur SRO, dated: 01.12.2025 Hence, this residential layout has been approved with below conditions.

1. As per the condition, the layout is approved and approved number issued as L.P/CLPA No-765/2025 and Planning Permission No-897/2025
and digitally signed layout drawings. The approved Layout plan is enclosed herewith for taking further action in the regard. The applicant
should submit the original Gift deed of 4th cited above to the concerned local body.
2. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per
Condition no.9 (b).
3. After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department
office and land survey department for information and appropriate action
4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders
5. As per circular cited in 12th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamil Nilam
website.
6. The local body may issue the final order, only after confirming that the applicant applied for Bulk Sub division

Special Conditions

1.a) With reference to the 6th, 7th cited and 9th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees
including the charges for providing amenities like roads, storm water drains and street lights from the applicants After collecting the necessary
fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly.

b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along
with the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm
water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local

Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA

4. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not

legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to

development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc). Any person wishing to

purchase the property must individually assert ownership of the property to the applicant. Also, if any else dispute arises over individual rights it,

they can settle them before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right

organization to decide this.

5. As per TNCDBR-2019, the following fees and charges are collected as follows:

Scrutiny Fees Rs. 12,675.00 Dt: 23.09.2025

OSRA Rs. 4,76,632.00 Dt: 06.12.2025 E-Challa No.20251204037936

Centage Fees Rs. 12,000.00 Dt: 11.12.2025 E-Challa No.20251211038432

Development Charges Rs. 16,910.00 Dt: 10.12.2025

Subdivision fees Rs. 16,000.00 Dt: 10.12.2025

LAYOUT CONDITIONS

1. Alteration of plot sizes, road pattern, sizes, dimensions of public reservations and further subdivision of the plot contrary to the Layout Plan

approved by the Town and Country Planning department shall not be done without the prior approval of the District Town and Country

Planning department.

2. The corners of the plots located at the junction of two roads should be laid with the splay as shown on the approved Layout Plan.

3. No plot shall be sold, leased or transferred in any other means or to build to build any construction on any plot before conforms to the above

two conditions.

4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for

public purposes. Also, only in those places where the change is plot land use is requested those developments mentioned in Residential use

zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior concurrence of the town and country

department.

5. If a low tension / high tension power line / telegraph line is present through the plots, the line should be shifted to the edge of the road or as

shown on the approved Layout Plan.

6. The low laying part of the layout area should be raised to street level

7. On all streets exceeding 7.2 meters in width, shading type trees shall be planted in symmetrical type within 1.00 meters from boundary and not

more than 9.00 meters in length, of the road.

8. The applicant must obtain final approval regarding the plots/ Layout from the concerned Local Body. Also, before constructing any buildings in

12. If the Documents provided for the land ownership and others documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission / Concurrence approval for the plot might be affected, the planning permission/ concurrence granted to the layout will be cancelled by the District Town and Country Planning department without any prior notice.

13. A copy of the plan approved by the District Town and Country Planning Department along with a copy of this order shall be compulsorily provided to the purchasers while the plots are sold.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 2.09 Acre (or) 8450.00 Sq.mt

No. of Plots : 30

Gifted over to the Local Body

Layout Road : 2137.50 sqm

Public Purpose : 32.32.00sqm (0.512 %)

TANGEDCO Purpose : 32.64sqm (0.517 %)

Executive officer

Signature valid

Signed by: Executive Officer
Location:Coimbatore
Date:2026.01.06 17:41:51

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.