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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 575/2024/A2

Date: 10/25/24 12:19 PM

From:

Executive officer

Alagappa Nager, Suleeswaranpatti

To :

Tmt. J.Prem Sudha
Door No 83. Kamarajar Street, Kangayam Town, Kangayam, Tiruppur 638701

Online Application Number: LQR7QGZA

Sir/ Madam,

Sub :

Lay out Plan Approval Reg

Ref :

Online Lay out application NO CBE REG / LQR7QGZA-2024-2024-TCP DATED 14-05/2024

Body:

Suleswaranpatti village, under Suleswaranpatti Town Panchayat S.F No. 25/2 & 26/A2 on an area of 0.815 acres or 3300.00 sq. mtrs vide Joint Director / Deputy Director, District Town and Countyr Planning, Coimbatore vide letter No. CBE/REG/LQR7QGZA/2024/2024/TCP dated 14/05/2024 and Ma.Va./Ko.Ma.No.152-2024 (online) following the granting of permission for division into 16 plots, the following applicant is subjected to the condition that all the information based on the documents submitted by the petitioner along with the letter seen in view 1 should be maintained true and proper. Mrs. Premsudha , Door No 83. Kamarajar Street, Kangayam Town, Kangeyam, Tiruppur 638701 Joint Director / Deputy Director, District Town and Countyr Planning, Coimbatore, Coimbatore vide their attached letter No. CBE/REG/LQR7QGZA/2024/2024/TCP dated 14/05/2024 and allotment conditions must be followed.
1. If there is any arbitrary change or correction, changes or differences in the details of

approved plots, general allocations roads, shops, the approval of the plot will be cancelled immediately.
2.Drinking water facility and drainage facility should be properly carried out on their own responsibility in the said plot. 50% of the plots purchased by them will be completed, and further 50% of the plots will be purchased for building houses only after the building plan is approved by the Town Pannchayat in accordance with the rules and regulations. (Subject to administrative and technical approval by board resolution). This guarantee is issued on the full terms and conditions of being bound by the guarantee issued by the undersigned officer in accordance with the above conditions and procedures.
3.Plot approval is granted subject to conditions on the basis of the documents submitted by the applicants. Candidates have to address any other problems in the documents submitted by the candidates at their own risk. The Town Panchayat cannot be held responsible in any way.
4.The amount paid by the applicants to the Town Panchayat will be reduced by the amount of other development fees and other species, and the applicant should pay the difference amount which will be ascertained during the inspection by the audit department and the Town Panchayat department in the future.
5. As informed by the Deputy Director of Urban Development Department, the non-delivery tax should be paid to the government account under the appropriate heading and a copy of the same should be attached.
6. It is informed that the court should not file a case in court when it is declared that the approved plot is not valid in case of mistake and in case of doing so, the permission will be cancelled based on the condition that the allottee has violated the conditions. If it is found later that the land has been included in the land acquisition list of the revenue department, the approval of the current plot will be cancelled immediately. The applicant shall bear the full responsibility for the loss caused by this.
7. If any person, persons or organizations file a lawsuit in the court of law regarding the land subdivision approval and documents, the applicant shall bear the full cost of the court cases. In case of issue of dated guarantee, the applicant shall pay the additional fee fixed by the Government. In the future, all the conditions issued by the government and the municipality should be followed. Joint Director / Deputy Director, District Town and Country Planning, Coimbatore, Coimbatore No. Letter No. CBE/REG/LQR7QGZA/2024/2024/TCP dated 14/05/2024 Conditions attached to the guarantee and this authority Ma.Va./Ko.Ma.No.152-2024 should be written and handed over to this authority within 7 days on a stamp paper worth Rs.50/- to comply with the conditions issued.
8. Plots should be sold only after submitting a written deed of confirmation on the stamp paper. It is declared that if the affidavit is not submitted within the specified period, the guarantee issued by the subdivision will be cancelled.
9. Plots should not be sold after cancellation and issuance of bond. It is hereby advised to apply again with the documents to the Town Panchayat and get approval and sell the plots only after that.
10. All the conditions and restrictions found in the above procedure should be explained to the people buying the land and fully clarified in the purchase deed and then steps should be taken to sell the land. In this case, the person who purchased the land by making a conflicting purchase deed is required to provide evidence that he/she knows about these procedural steps when applying for land approval to the Town Panchayat.
11. Therefore, it is warranted that the undersigned has full authority to issue and withdraw from time to time the conditions and approvals in respect of the section subject to statutory regulations and administrative instructions. Subject to the above conditions and regulations Joint Director / Deputy Director, District Town and Country Planning, Coimbatore, his N.K. No. letter No. CBE/REG/LQR7QGZA/2024/2024/TCP dated 14/05/2024 in the approved plot divided into 16 plots as per Ma.Va./Ko.Ma.No.152-2024. It is hereby warranted to authorize Mrs. Premsudha , Door No 83. Kamarajar Street, Kangayam Town, Kangeyam, Tiruppur 638701

Executive officer

Signature valid

Signed by: Executive Officer
Location:Coimbatore
Date:2024.10.25 12:19:12

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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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.