

RE

REGULATORY RECORD

RERA Document

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



Layout Application - Final Approval Letter

Roc No: 413/2024

Date: 7/25/25 10:41 AM

From:

Executive officer

120, Thudiyalur Main Road, Idigarai, Coimbatore- 641022

To :

Thiru.G.Jaganathan,
D.No.29, A.E.S Royal Garden,
Century Foundation School Opp, Rakkiayapalayam,
Nallur, Tiruppur – 641606

Online Application Number:

48ZTKCEV

Sir/ Madam,

Sub :

Online application no. CBELPA/48ZTKCEV/2024/2024/TCP Dated. 08.10.2024

Ref :

1. Joint Director, Town and Country Planing . Coimbatore Letter Roc No. CBELPA/48ZTKCEV/2024/2024/TCP Dated. 08.10.2024
2. Road, Park Gift Deed Document no. 18953/2024 Dated. 18.09.2024
3. Idigarai Town Panchayat Council Resolution No.101/2024 dt.28.10.2024

Body:

Coimbatore District Idigarai Town panchayat S.F. No. . 524/1, 525/1 - Extent - 4.41 Acres or 17850 Sq.Mtr 88 Plots to be implement and its owner Thiru.G.Jaganathan his application Was Scrutinized By Director of Town and Country planning Joint Director proceedings Roc.No. CBELPA/48ZTKCEV /2024/2024/TCP Dated. 08.10.2024 Technical Clearance issued as continued Idigarai Town panchayat Council Resolution No.101/2024. Dated.28.10.2024 Administrative Sanction Final orders issued



Signature valid

Signed by: Executive Officer
Location: Coimbatore
Date: 2025.07.25 10:41:15



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>



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

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

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

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



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,
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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.

