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

Proceedings of the Commissioner of Madukkarai municipality

PRESENT: Selvi.S.Sathya B.Tech.,

Service request no.169/CP/25-26/0002559

Roc.no.0175/2026/F1 Dated : 09-03-2026

Sub: Town planning – layout approval – Madukkarai municipality – Madukkarai village S.F.no.1004/2A1B - 0.8075 Acre (or) 3269.00 Sq.m layout – Regarding.

Ref : 1) Assistant director, District town and country planning, coimbatore district Roc.no.CBELPA/TMC9Z0BL/2026/TCP Date : 07.01.2026

2) Mr./Mrs. Dhanapal and others four members, Kovai puthur applications as on date:04.02.2026

3) Mr./Mrs. Dhanapal and others four members, Kovai puthur gift deed settlement document no.11055/2025 Date:27.12.2025 (Madukkarai, SRO)

4) Madukkarai municipal council resolution no.1004 Date:05.03.2026

ORDER

Permission is hereby granted to Mr./Mrs. Dhanapal and others four members, Kovai puthur to Layout of S.F.No.1004/2A1B – 0.8075 Acre (or) 3269.00 Sq.m of LP/CLPA:09/2026 and Planning permission no.11/2026 into 14 plots subject to the following condition.The approved plans are sent herewith.The Layout of plot should be in accordance with the approved plan.

09/03/2026

Encl: Approved Plan

Commissioner
Madukkarai municipality
Coimbatore – 641 105.

To:

Mr./Mrs. Dhanapal and others four members,
A3, Vishal estate,
Kovai puthur,
Coimbatore – 641 042.

9.3.2026

Copy to:

1) Assistant director,District town and countryplanning,50, FCI Road, Gandhima nagar,Ganapathy,Coimbatore – 641 004.
2) The Chair person,Tamil Nadu Real Estate Regulatory Authority, TNRERA building, No.133, G-Block, I Avenue,Anna nagar (east),Chennai – 600 102.

CONDITIONS	
S.No.	Condition Name
1	As per DTCP layout conditions.
2	Note: (a) This permit is furnished by / virtue / of power delegates by CMDA under Sec.(3) of section 9-C of Tamil Nadu Town and country planning Act 1971 (Act 35 of 1972)
3	(b) According to section 79 of the T & C P Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision or under of the planning authority under section 49 of sub section (1) section 54 may appeal to the Government within two Months from the date on which the decision or order was communicated
4	(c) The member secretary, chennai metropolitan development authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either or wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse or procedural formalities to be followed or permit having been obtained by any fradulent manner.

Town and Country Planning Department(Planning Permission)

District Town and Country Planning, Door No: 50, FCI Road, Gandhima Nagar, Ganapathy, Coimbatore .Pin 641 004

ROC No. CBELPA/TMC9Z0BL/2026/TCP

Date : 07/01/2026

From:

Joint Director / Deputy Director / Assistant Director

District Town and Country Planning, Door No: 50, FCI Road, Gandhima Nagar, Ganapathy, Coimbatore .Pin 641 004

To :

The Commissioner,
Madukkarai Municipality,
Madukkarai Taluk,
Coimbatore District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning Office - Coimbatore District/LPA - Madukkarai Taluk - Madukkarai Municipality/Village - SF No.1004/2A1B - for an extent of 0.8075 Acre (or) 3269.00 Sq.mt - Application received for residential layout approval - Planning Permission Issued - Forwarded for further action - Reg.

Ref : 1. Applicant Dhanapal and Four others, Coimbatore Online application No: CBE/LPA/ TMC9Z0BL /2025, Dated: 25.11.2025

2. District Town and country planning Office, Coimbatore District Letter No. CBE/LPA/ TMC9Z0BL /2025/TCP, (Road pattern issued on dated:20.12.2025).

3. Circular from the Director of Town and Country Planning, Roc. No 19799 / 2020, Dated: 24.12.2020.

4. Applicant Dhanapal and Four others, Gift deed document no. 11055/2025 of Madukkarai SRO, dated: 27.12.2025.

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 Director 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: 01.01.2026 (requiring payment for Centage Fee, Development Fee and Sub-Division fees) and 20.12.2025 (requiring payment for OSRA)

14. Applicant Dhanapal and Four others, (Payment of Centage Fee, Subdivision fees and Development Fees, dated:

03.01.2026, 06.01.2026 and Payment of OSRA, dated: 01.01.2026.

15. Road maintenance Certificate of the Commissioner, Madukkarai Municipality, Roc. No.1953/2025/F1, dated: 04.11.2025

With reference to the 1st cited letter, applicants have requested for the approval of residential layout in Coimbatore District/LPA, Madukkarai Taluk, Madukkarai Municipality/Village, SF No.1004/2A1B for an extent of 0.8075 Acre (or) 3269.00 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 20.12.2025. Further the Applicant Dhanapal and Four others have gift deed, road with splay and public purposes have been handed over to the local body vide Gift deed document no. 11055/2025 of Madukkarai SRO, dated: 27.12.2025.

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-09/2026 and Planning Permission No-11/2026 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 body

2. With reference to the 10th cited and 11th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas public purpose reservations in favour concern local body.

3. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated

22.06.2017 have
approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate 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 anyone else dispute arises individual rights over it, they can settle it 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 fee and charges are collected as follows:

Description	Amount	Date	E-Challa No
Scrutiny Fees	Rs. 4,904.00	25.11.2025	
OSRA	Rs. 8,31,222.00	01.01.2026	20251230025993
Development Charges	Rs. 13,100.00	03.01.2026	
Sub division fees	Rs. 9,500.00	03.01.2026	
Centage Fees	Rs. 5,700.00	06.01.2026	20260103005628

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 the plots, the applicant should be obtained necessary permission from the Town and Country Planning department or the Local Body Office concerned.

9.a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any problem arises regarding the ownership of land for the plot, it should be considered and decided by the local body.

b) When the said plots are approved by the Local Body, a copy of the approval should be sent to this office, along with a copy of certificate / Acknowledgement (gift deed document) of handover of the public open spaces to the local body concerned

10. Once the applicant receives the approval of the layout plan from the district Town and country planning office, the approved layout plan shall be permanently displayed at the entrance of the layout without any change / and compete details for public view through a 60cm x 120cm permanent display board along with the details of resolution number and date of the layout.

11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right can be asserted on the ground that layout has been approved where there is no actual title to the land.

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	: 0.8075 Acre (or) 3269.00 Sq.mt
No. of Plots	: 14

Gifted over to Local Body

Layout Road	: 1001.97 sqm
Public Purpose	: 26.885 sqm (1.18 %)
TANGEDCO Purpose	: 21.665 sqm (0.95 %)

Copy To:

1. Mr.Dhanapal and Four others,
   No.A-3 Vishal Estate,
   Kovaipudur
   Coimbatore-641042.
   Ph – 9843039878, 7708734955
   Mail - realdtcpconsultant@gmail.com

2. The Chair Person,
   Tamil Nadu Real Estate Regulatory Authority,
   TNRERA Building,

No.133, G-Block, I Avenue,
Anna Nagar (East),
Chennai - 600 102.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	4904	25/11/2025
2	OSR Fee		
3	Centage Charges	5700.00	03/01/2026
4	Development Charges	13100.00	03/01/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	9500.00	03/01/2026

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Coimbatore District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Joint Director
Location: Coimbatore
Date: 2026.01.07 10:47:48

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.