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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verified.realestate

DIGITALLY VERIFIED RECORD

From

V.Vidhya Shankar & 2 Others,

S/o.R.Vaidyanathan,

D.No:139/1F, Mangala Vinayagar Kovil Street,

2nd Cross Street, Ramakrishnapuram,

Coimbatore – 641001.

To

The Real Estate Regulatory Authority,

No 1A, 1st Floor,

Gandhi Irwin Bridge Road,

Egmore,

Chennai – 600 008.

Sir,

Sub : Facility in the Layout.

I got an approval for Residential Layout from Coimbatore DTCP & Local Body of Panchayat for our Residential Layout **S.F.No: 405/1B with extent of 1.02½ Acres** in Perur chettipalayam Village & Panchayat, Perur Taluk, Coimbatore District, Tamil Nadu.

I declare that Drainage, Tar Road and Street Lighting Facility done at this Layout.

Thanking You

Yours faithfully

J. Malarkodi

From

V.Vidhya Shankar & 2 Others,

S/o.R.Vaidyanathan,

D.No: 139/1F, Mangala Vinayagar Kovil Street,

2nd Cross Street, Ramakrishnapuram,

Coimbatore – 641001.

To

The Real Estate Regulatory Authority,

No 1A, 1st Floor,

Gandhi Irwin Bridge Road,

Egmore,

Chennai – 600 008.

Sir,

Sub : Project Address.

I got an approval for Residential Layout from Coimbatore DTCP & Local Body of Panchayat for our Residential Layout **S.F.No: 405/1B with extent of 1.02½ Acres** in Perurchettipalayam Village And Panchayat, Perur Taluk, Coimbatore District, Tamil Nadu.

Thanking You

Yours faithfully

× J. Malarkodi

From

V.Vidhya Shankar & 2 Others,
S/o.R.Vaidyanathan,
D.No: 139/1F, Mangala Vinayagar Kovil Street,
2nd Cross Street, Ramakrishnapuram,
Coimbatore – 641001.

To

The Real Estate Regulatory Authority,
No 1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore,
Chennai – 600 008.

Sir,

Sub : Application for the Registration of Project – Submitting – Reg.

Ref : Sending Application for Registration of Project.

Dated :

I am pleased, to enclose my additional information for registration of Project along with the following details attached.

1. Form "A"
2. Photo Copy of PAN Card and Aadhar Card
3. Photo Copy of Patta & Sale Deed
4. Photo Copy of Encumbrance Certificate
5. Photo Copy of PP Approval Letter & Planning Permit
6. Photo Copy of Local Body Approval Letter
7. Photo Copy of Plan Approval with Local Body Seal
8. Form "B"
9. Statement of Total Project Cost
10. Photo Copy of IT Returns
11. Original Bank Consent Letter from Bank
12. Letter of Project Address & Extent
13. Registration Fee by way of Axis Bank Demand Draft Dated on 29.01.2022
14. Details of the Project Launched by the Promoters
15. Google Image Marking the Sites with Coordinates
16. Photo Copy of Licensed Surveyor Certificate
17. Original Site Photographs
18. CD with PDF Format

Hence, to the above, I enclose herewith papers for your perusal and records, do the needful.

Thanking You

Place : 06.07.2024

Date : Coimbatore

Yours Faithfully

× J. Malarkodi

From

V.Vidhya Shankar & 2 Others,

S/o.R.Vaidyanathan,

D.No: 139/1F, Mangala Vinayagar Kovil Street,

2nd Cross Street, Ramakrishnapuram,

Coimbatore – 641001.

To

The Real Estate Regulatory Authority,

No 1A, 1st Floor,

Gandhi Irwin Bridge Road,

Egmore,

Chennai – 600 008.

Sir,

Sub : First Project Confirmation.

I got an approval for Residential Layout from Coimbatore DTCP & Local Body of Panchayat for our Residential Layout **S.F.No: 405/1B with extent of 1.02½ Acres** in Perurchettipalayam Village And Panchayat, Perur Taluk, Coimbatore District, Tamil Nadu.

I declare that this is my First Project.

Thanking You

Yours faithfully

J.Malarkodi

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.