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

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2024-2025

Date: 8/14/24 8:11 PM

From:

Village Panchayat

Senjeriputhur Panchayat Office, Sulur (t.K) Coimbatore (d.t) Pincode: 641671

To :

MRS.S.BANUPRIYA W/O SOMASUNDARASAMY ,3/170,MAMARA THOTTAM ,J.KRISHNAPURAM.(PO),J.KRISHNAPURAM,COIMBATORE-641671

Online Application Number: 58DWIL5R

Sir/ Madam,

Sub :

LAYOUT APPROVAL SF NO:249/1B1,249/1B2,249/2A1,249/2A2

Ref :

TOWN AND COUNTRY PLANNING DEPARTMENT (PLANNING PERMISSION)
ROC NO:CBEREG/58DWL5R/2024/2024/TCP DATE:24/6/2024

Body:

Coimbatore District Sulthanpet Panchayat Union Senjeriputhur Village panchayat - S.F.No. 249/1B1,249/1B2,249/2A1,249/2A2 for an extent of 3.30 Acre (or) 13350.00 Sq.m - Layout Approval ROC No. CBEREG/58DWL5R/2024/2024/TCP . Date : 24/6/2024
Village Panchayat Permission No: 01/2024-2025 Date: 14.08.2024
Conditions
1. According to the letter of view, special conditions 1 and general conditions shall be adhered to.
2. Layout approved for approval to the layout The plot should not be encroached upon in any manner by constructing a compound wall and a tarpaulin road of the OSR approach road site as shown in the map. If it is encroached upon, the layout will be not permitted.
3. The orders issued by the Government shall be bound.

4.Layout And any Other Problem in Full Responsibility for The Mrs.S.Banupriya W/O Somasundarasamy ,3/170,Mamara Thottam ,J.Krishnapuram.(PO),J.Krishnapuram,Coimbatore-641671 Person only

5.if the document submited is found to be incorrect appropriate action will be taken

Copy to:

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

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2024.08.14 20:11:31

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.