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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 538/2024 Date: 9/13/24 5:31 PM

From:

Executive officer

Gandhikadai Street, Vagarayampalayam, Coimbatore-641659

To :

R.Raja, R.Amutha,
Door No.29, Balaji Nagar,
Kalapatti,
Coimbatore District

Online Application Number: 2F627HRF

Sir/ Madam,

Sub :

Approval of Layout - Mopperipalayam Town Panchayat -Mopperipalayam Village - S.F No.316/1D2 for an Extent of 1.11 ½ Acres (4513 Sq.m.) Residential Layout has been given Technical approval by the District Town and Country Planning Coimbatore –Final approval issued

Ref :

1) Proceedings of Joint Director, District Town and Country Planning, Coimbatore, Roc No. CBEREGION : 2F627HRF/2024/TCP, Dated.08.03.2024, L.P/DTCP No.64/2024.
2) Mopperipalayam Town Panchayat, Council Resolution No.70/2024, Dated.26.12.2023.
3) Mopperipalayam Town Panchayat, Challan No.347/2024-25 Dated.13.09.2024

Body:

In Coimbatore District, Mopperipalayam Town Panchayat Mopperipalayam Village, S.F No.316/1D2 for an Extent of 1.11 ½ Acres (4513 Sq.m.) 24 Plot of Residential Layout has been given granted Technical approval by the District Town and Country Planning Coimbatore with reference of 1st cited letter, Further, as per the resolution of the Mopperipalayam Town council seen in Ref (2), the council has been authorized to give final approval to the above Residential Layout. Accordingly,the payment of fees paid to the Town Panchayat as per the Challan No.347/2024-25 dated 13.09.2024 as seen in Ref(3), the said Residential Layout is final Approval is Granted as per the conditions mentioned in the Proceedings of Joint Director,

District Town and Country Planning, Coimbatore and following conditions.

Conditions:
1) No alteration shall be made contrary to the approved drawing.
2) Corners of plots located at the junction of two roads should be laid out with the correction shown on the approved map.
3) No other transfer of land shall be made before obtaining approval.
4) To be used only for the uses indicated on the drawings.
5) Buildings should be constructed separately in the plot only.
6) In the plot, the plot owner should construct the roads, street lighting facilities, drainage facilities and drinking water facilities at his own cost.
7) Do not dig pits or pits in the plot.
8) Shade trees should be planted on all roads in the plot.
9) The space reserved for shop in the plot should be used only for shop use.
10) No perimeter wall or fence should be built around the plot so as to affect the roads of the plot.
11) conditions in the Joint Director District and Country Panning proceedings should include in the deeds while registering the deeds.
12) After approval of the plot all the details related to the plot should be clearly visible through the notice board.
13) Joint Director District and Country Panning, Coimbatore shall adhere to all the conditions of the plot mentioned in the plot approval No. 64/2024.
14) No alterations shall be made to the plots in the plot shown in the map without permission.
15) Plots shall be provided without repair of the development works set up in the plot and additional development works shall be done as required by the Executive Officer.
16) Also to abide by all rules of Tamil Nadu Municipalities Act.
17) Public places should not be sold and public places should not be encroached on any reason.
18) If during the audit it is found that the amount collected for approval of the plot is less, the amount should be paid to the municipality immediately.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Coimbatore
Date:2024.09.13 17:31:47

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

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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.