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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 456/2024/A2

Date: 10/7/24 12:40 PM

From:

Executive officer

90,T.T.S Thippaiya Street,Dhaliyur,Perur(Tk),Coimbatore(Dt),641109

To :

Mr.Vivekanandan,
D.No.2/313,
V V Thottam Siruvani Main Road,
Theethipalayam Coimbatore,
Theethipalayam,perur,
Coimbatore-641010.

Online Application Number: W1FMKGJA

Sir/ Madam,

Sub :

Residential Layout - Coimbatore District - Perur Taluk -Dhaliyur Special Grade Town Panchayat- Kalikkanaickenpalayam Village - Ward No.04 , S.F.No.548/2B2,548/2B1B,550/2 and 551/1 Extend of 4.0875 Acre or 16541.38 sq.m - Layout alloted 79 Plots - Permission Sanction Orders issued – Regarding.

Ref :

1. Joint Director/ Deputy Director / Assistant Director, District Town and Country Planning, Coimbatore ROC No. CBELPA/W1FMKGJA/2024 /2024/TCP, Dated.10.06.2024.
2. Gift Deed Document No. 4146/2024, Dated: 05.06.2024.
3.Dhaliyur Special Grade Town Panchayat Council Resolution No.84/2024, Dated.27.09.2024.
4.Challan No.691/2024-2025 dated. 07/10/2024

Body:

Coimbatore District, Perur Taluk,Dhaliyur Special Grade Town panchayat Ward No.04, S.F.No. 548/2B2,548/2B1B,550/2 and 551/1 Extend of 4.0875 Acre or 16541.38 sq.m 79 Plots to be implement and its owner Mr.Vivekanandan, his application Was Srcutinised By Director of Town and Country planning Joint Director proceedings ROC No. CBELPA/ W1FMKGJA/2024 /2024/TCP, Dated.10.06.2024., With relavant town and country planning conditions and As

per Dhaliyur Special Grade Town panchayat Council Resolution No.84/2024, Dated.27.09.2024 Final layout Planning permission order issued.

CONDITIONS

1) According to the Tamil Nadu Combined Development and Building Rules 2019, specifically Rule No. 47(6)(n), if there are 79 plots, a proper Sewage Treatment Plant (STP) must be constructed. This STP will treat water used in parks within the plot. Additionally, water leftover from construction work within the plot should be reused for agricultural purposes on a re-circulated basis

2) "Road facilities, including layout, shall be provided as per Ordinance No. 141 of the Department of Housing and Urban Development (UD4(1)), dated 16.07.2022. The layout owners shall be responsible for the management and maintenance of sewer drains, street lights, and other amenities for a period of 5 years. During this period, the municipal administration shall not be liable for these responsibilities."

3) "Any alterations to the dimensions of the building, road layout, and public reservation quantities, differing from the approved plan by the Town Planning Department, shall not be made without prior approval from the department, regardless of the reason.

4) "Except for plots reserved for public purposes, all other plots shown in the approved layout shall be utilized exclusively for residential purposes, i.e., constructing dwelling units only. Commercial activities

Executive officer

Signature valid

Signed by: Executive Officer
Location:Coimbatore
Date:2024.10.07 12:40:16

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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