

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter



Roc No: 8/2025-26

Date: 3/3/26 3:19 PM

From:

Village Panchayat

MYILERIPALAYAM

To :

Mr.P Vijayan And Three Others,
D No 10/11 Veerapathiraswamy Kovil Street,
Kulathupalayam Kovai Pudur'
Coimbatore South ,
Coimbatore -641042

Online Application Number
Ph – 7010666050
Mail - tamilcareu@gmail.com

PFT2XUPC

Sir/ Madam,

Sub :

Residential Plot - Coimbatore District - Madukkarai Panchayat Union Myleripalayam
Panchayat-Myleripalayam Village – S.F.No:- 6/1,6/2 – Technical Clearance for proposed residential plot
area of 1.86.50 Hectare (or) 18650 sq.mtr received - Plot Approval Providing - in relation to.

Ref :

- 1.District Town and Country Planning Development Department, Joint Director, Coimbatore
ROC.No:- CBELPA/PFT2XUPC/2026/TCP Date : 02.02.2026
Permission Order No. : - L.P/CLPA NO: 68/2026, Planning Permission No:-80/2026
2. Myleripalayam Panchayat Council Resolution No. : - 3/2026-27 Date: 09.02.2026
3. Gift deed Document No: 15162/ 2025 Dated: 31.12.2025

Body:

LAY OUT APPROVAL

Coimbatore District Madukkari Panchayat Union Myleripalayam Panchayat Myleripalayam Village
S.F.No:- 6/1,6/2 - proposed residential plot area of 1.86.50 Hectare (or) 18650 sq.mtr
According to the Residential Plot Technical Approval Order of Joint Director Coimbatore
District Town and Country Planning Development Department L.P/CLPA NO: 68/2026, Planning

Permission No:-80/2026

in view 1 and also the Panchayat Resolution seen in view 2 Final approval for Lay out planning is given to Mr.P Vijayan And Three Others,
D No 10/11 Veerapathiraswamy Kovil Street,
Kulathupalayam Kovai Pudur'
Coimbatore South ,
Coimbatore -641042
Ph – 7010666050
Mail - tamilvcareu@gmail.com
subject to the following conditions.

Conditions:-

1. The permission is given on the basis of the conditions mentioned in the subdivision map permission of the Commissioner of Urban Development, Chennai and the Joint Director of Urban Development Department, Coimbatore, District Urban Development Office, Coimbatore District.
2. The map shall not be used for any purpose other than that for which it was authorized.
3. It is the responsibility of the owner to pay the specified amount within 7 days of receiving the notification in case if it is found less charges are paid and also even if it is known that any charges are to be paid other than the sanctioned charges for issue of plot license.
4. Before construction of buildings on the land in the subdivision, permission should be obtained from the municipality for each building. After the completion of the construction work, the house tax has to be paid.
5. The permission of other departments of the Central State Government is allowed to be obtained in any case for setting up a plot.
6. If any or all of the above conditions are violated or the plot is laid out in deviation from the approved plan, the owner shall be liable to action and liability as per rules.
7. After the approval of the plot map, at the place where the plot is approved, the resolution number, date and the plot map shall be published for public view at the entrance of the plot without any change through a permanent information board of size 6"X 4".
8. EWS plots should not be combined or converted into plots allotted to the economically backward.
9. Map approval is subject to the provisions of the Tamil Nadu Panchayats Act, 1994 and the Tamil Nadu Rural and Town Planning Act.
10. In addition to the above conditions, the map is approved subject to such conditions as may be imposed by the Government or the Panchayat Council from time to time.
11. Amount for change of land use Rs. 74416 /- (Rupees Seventy four thousand, four hundred sixteen Only)
3% of Market value Paid through Challan No. 2026013058339 Dated : 30/01/2026 in appropriate Govt head.
12. Centage Charges Rs 39000 (Rupees Thirty nine thousand only)Paid through Challan No- 20260130022712
Dated : 30-Jan-2026 in appropriate Govt head.
13. Rs. 608164 /- (Rupees Six Lakh Eight One Hundred and Sixty four Only) as consideration fees and development fees for the Panchayat Receipt No :-2026022758339 Date :-27/02/2026 has been paid into the SNA account of the Panchayat through website.
14. All conditions mentioned in the sight letter are applicable.
15. If any of the above conditions are found to be violated the authorization will be canceled without any prior notice



Signature valid

Signed by: Village Panchayat President
Location: Coimbatore
Date: 2026.03.03 15:19:14



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](#)



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

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

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

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



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
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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.

