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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

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

From

K.Ramesh, M.Sc.,
Deputy Director,
Dept. of Geology and Mining,
Collectorate,
Coimbatore -18.

To

Joint Director/Member Secretary,
Coimbatore Local Planning Authority,
District Town and Country Planning,
Coimbatore

Rc.No.626/ Mines /2024 Dated: 15.07.2024

Sir,

Sub : Geo Technical Report – proposed for the residential layout approval by the applicant Thiru.P.Deepa Prakash - Over an extent of 0.20.65 hectares in S.F.No.543/1A1B of Gudalur Village and Municipality, Coimbatore North Taluk, Coimbatore District – issued – reg.

Ref : 1. Online application dated 24.06.2024 of Thiru.P.Deepa Prakash (ID:7YWX2H51)

2. Inspection report of the Assistant Geologist, Geology and Mining dated 15.07.2024

Kind attention is invited on the reference cited above.

In the above reference 1st cited, Thiru.P.Deepa Prakash has requested to issue Geo technical report from the Department of Geology and Mining for residential layout approval, over an extent of 0.20.65 hectares in S.F.No.543/1A1B of Gudalur Village and Municipality, Coimbatore North Taluk, Coimbatore District. Accordingly, the area applied has been inspected by the Assistant Geologist on Geo technical point of view in detail and furnished his report vide reference 2nd cited as follows.

LOCATION

The proposed area was shown by the Village Assistant of the Gudalur Village and Municipality and is located on the southern side of RV Nagar.

SLOPE & SOIL COVER

The area proposed for the residential layout approval is plain in nature. No sloppy terrain is noticed in the applied area. The site is

covered by clay soil and the thickness of soil varies between 1 to 3 meters. No odai /stream course is passing on the proposed area.

LAND USE PATTERN

The applied area is a barren land.

RECOMMENDATION

The area proposed for the residential layout approval over an extent of 0.20.65 hectares in S.F.No.543/1A1B of Gudalur Village and Municipality, Coimbatore North Taluk, Coimbatore District was studied in detail and found that, the proposed area is almost a plain terrain. In total, the area applied for the residential layout approval is stable on Geo technical point of view. Hence, it is recommended on Geo technical point of view subject to the fulfillment of all other statutory provisions.

15/7/24

Deputy Director,
Geology and Mining,
Coimbatore.

15/7/24

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

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/tools

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The LandLens suite
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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.