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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: 03/2024-2025

Date: 3/26/25 6:56 PM

From:

Village Panchayat

Varapatti Panchayat Office, Sulur (t.K) Coimbatore (d.t) Pincode:641669

To :

Manjula, No:5/38,1 Street, SenthuranColony, Madipakkam, Melottivakkam, Kancheepuram-641043

Online Application Number: C0KI7JAP

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and Country Planning- Coimbatore district – sulur Taluk – varapatti Village & Panchayat -S.F.Nos. 408/2A,2B Extent of 1.55 Acres or 6250 .00 Sq.m Technical clearance issued - forwarded for further action - Reg.

Ref :

1. Applicants Manjula Private Limited online application No : C0KI7JAP Dated: 21.03.2024
2. Planning Permission approved by the Assistant Director, Director of Town and Country Planning, ROC No : C0KI7JAP /2024/TCP Date : 30/04/2024
3. Gift deed document No: 4579 /2024, Dated . 18.04.2024 Upload by the the Applicant Manjula
4. Applicant (Payment of Centage Fee, Osra Fee), Dated: 29.04.2024 and 18.04.2024
5. Payment details of Layout Approval Development Fee Received 27.01.2025
6. Payment details of Demand fee Received 08.01.2025
7. Varapatti Village Panchayat Resoultion no: 250/2025 Dated. 26.03.2025

Body:

ORDER:
The application seeking final approval for the proposed for the proposed of housing to an extent of 1.55 Acre or 6250.00 sq.m in the land bearing S.F.No'S : 408/2A & 408/2B at Varapatti Village- -

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Sulur Taluk -Coimbatore
District was processed as per the prevailing rules and after per using the records. Gifts Deeds vibe reference 3rd cited above, planning permission vide reference 2nd cited above and after conducting site inspection, the applicant was directed to pay the following fees by Generating Online demand

1. Layout Approval Devolpment Charge – Rs. 36,000.00/-
2. Housing and Urban Development Department -Secretariat Charges - Rs. 74,500.00/-
3. Demand Fee - Rs. 17,000.00/-

On receipt of payment od development Charge, OSR Fee, Centage Charges, Sub Division Charge and Demand Fee vide reference 5th cited above, The Subject was passed for the layout final approval at Varapatti Village Panchayat ward Members meeting held on 26/03/2025 and the
Resolution No: 250/2025 vide reference 6th cited above,

Layout Details :

Sl.no Details :

1. Layout Extent – 1.55 Acres or 6250.00 sq.m.
2. No of Plots Allotted - 36 Nos
3. Public purposes Gifted to local body:

i). Layout Roads including Splay 1645.01 Sq.m
ii). Public purpose (A) for Local body 30.34 Sq.m (0.66%)
iii). Public purpose (B) for Tangedco 28.41 Sq.m (0.62%)

The Applicant paid Rs. 1,81,897.00/- on 18.04.2024 as Open space Reservation Charges against allotted park Area of 460.50 Sq.m (10.00%) as per Govt Orders, and the Receipt of payment vide reference 4th cited above.

Note: The Rules and conditions mentioned in G.O 's cited in reference, Planning Permission order and All Layout Rules and conditions are Applicable to this Layout.

The final Approval is issued to the above-mentioned layout and the number is assigned as 03/2024-2025.

Village

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2025.03.26 18:56:38

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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.