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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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hello@verified.realestate
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 603/2024-2025/CKP

Date: 12/31/24 5:28 PM

From:

Village Panchayat

CHIKKARAMPALAYAM

To :

Bhuvanesh And others
2/1149 Kovai Main Road Bettadhapuram
Coimbatore 641109

Online Application Number: ES3TCIFP

Sir/ Madam,

Sub :

Office of the Deputy Director of Urban Planning- Coimbatore Zone-Coimbatore District-Mettupalayam Circle-chikkarampalayam Panchayat and Village-Sf No No. 341/2, 343/2A, 343/2B, 345/3 L 4.11 acres (a) 166.50 m. Granting approval of proposed residential plot to be constructed-for

Ref :

1. Ordinance No. 181 Housing and Urban Development (Nov. 4(3) Department Date-09.12.2020
2. Deputy Director Urban Organization, Coimbatore Zone vide CBEREGN/ES3TCIFP/2024/TCP dated 08.04.2024
3. Registrar, Mettupalayam Office Document No - 4443/2024 And 4252/2024 Date 03.04.2024
4. Chikkarampalayam Panchayat Council Resolution No:- 603/14.11.2024

Body:

In view 2, in the letter of the Deputy Director of Urban Planning, Karamadai Panchayat Union, Chikkarampalayam Panchayat Sf No. 341/2, 343/2A, 343/2B, 345/3 to construct 4.11 acres (a) with an area of 16650.00 sq.m.) No. SWP/DTCP/COIMBATORE/LAYOUT No:-103/2024 hereby sanctioned total acre 4.11 based on which 1 acre is valued at Rs.565000/- (Per Acre) at the rate of 4.11 per acre total amount of Rs.70000/- (per acre) at And Under rule 9 concerned local body should collect the 3 percentage Market Land Value As Land Conversation Charges,

Rs.90000/- and Rs 1000 As Scrutiny fee for each plots for 90 plots Rs.90000/- Total 160000 (One Lakhs Sixty Thousand Only)
Government Ordinance No. 181 Housing and Urban Development Department dated 09.12.2020 after receipt of the amount for change of use of the said plot Number: SWP/DTCP/COIMBATORE/LAYOUT No:-103/2024 is approved and hereby certified. Issue The Final Approval.
Clause 2 requires that conditions and special conditions be strictly followed by the order. In case of default, action will be taken as per government regulations

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2024.12.31 17:28:47

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

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.