Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 317/2025 **Date:** 9/15/25 3:36 PM

From:

Executive officer

Velanthavalam road, Othakkalmandapam, Coimbatore 641032

To :

Mr. A.Ramu and Mr.B.Yuvanesh Gowtham,
No.6/3B, Othakalmandapam,
Madukkarai,
Coimbatore - 641 032

Online Application Number: 29QP0XZD

Sir/ Madam,

Sub :

Residential Layout – District Town and Country Planning Office, Coimbatore - Coimbatore LPA – Coimbatore District –
Madukkarai Taluk – Othakalmandapam Town Panchayat and Village –S.F. No. 630/2B, 631/2A - for an extent of 0.8675 Acre (or)
3515.00 Sq.mt - Application received for residential layout approval - Planning Permission Issued - Reg

Ref :

1. Applicant Mr.A.Ramu and Mr.B.Yuvanesh Gowtham ,Coimbatore Online application No: CBELPA/ 29QP0XZD /2025, Dated:
24.04.2025
2. District Town and country planning Office, Coimbatore District Letter No. CBELPA/ 29QP0XZD /2025, (Road pattern issued on
dated: 12.05.2025).
3. Circular from the Director of Town and Country Planning, Roc. No 19799 / 2020, Dated: 24.12.2020.
4. Applicant Mr.A.Ramu and Mr.B.Yuvanesh Gowtham , Coimbatore, Gift deed document no. 5565/2025, Dated: 15.05.2025.
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
7. G.O.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020.
8. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
9. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.

10. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
12. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022.
13. Demand payment Request Letter, dated: 12.05.2025 (requiring payment for OSR) and 22.05.2025 (requiring payment for
Centage Fee, Development
Fee and Sub-Division fees).
14. Applicant Mr.A.Ramu and Mr.B.Yuvanesh Gowtham, Coimbatore, (Payment of Centage Fee and Development Fee,
dated:22.05.2025, and OSR Fee dated :20.05.2025)

Body:

1.a) With reference to the 6th, 7th cited and 9th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting
the necessary fees
including the charges for providing amenities like roads, storm water drains and street lights from the applicants After collecting
the necessary fees the
final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly.
b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning
authority along with the
permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like
storm water drains, water
supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local
body
2.With reference to the 10th cited and 11th cited letter, the concern local body must issue the final approval After transfer of
earmarked road, park areas
public purpose reservations in favour concern local body.
3. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have
approved the Tamil Nadu Real
Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons
to purchase in any manner
any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate
Project with the Real Estate
Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA
4. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning
Department has not legally
certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to
development is verified in
the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) Any person wishing to purchase
the property must
individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can
settle it before the
appropriate competent court.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Coimbatore
Date:2025.09.15 15:36:13

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.