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Layout Application - Final Approval Letter

Roc No: 02/2024-2025/LA

Date: 10/24/24 12:21 PM

From:

Village Panchayat

VADAVALLI

To :

S.Govindasamy Director
GEMLAND PROPERTY DEVELOPERS Pvt Ltd
S.F.No.7/1A ADYs Residence,
Vaiyapuri Nagar Valiyampalayam Kalapattty,
Kalapatti, Coimbatore North, Coimbatore,641035

Online Application Number: 0HDJV99A

Sir/ Madam,

Sub :

Residential Layout - Coimbatore district – Annur Taluk – Vadavalli Panchayat & village- S.F.Nos: 421/3,466/1B and 467 Extent of 16.27¾ Acres or 65902.00 Sq.m Technical clearance issued - Final approval of Panchayat -Reg.

Ref :

1. Road System and General Provision Granted by Deed - Deeds No. 6175/2024 Date: 21.05.2024.
2.Joint Director / Deputy Director / Assistant Director, District Town and Country Planning, Coimbatore, Their actions website letter ROC.NO. CBEREG/0HDJV99A/2024/2024/TCP DATE: 11/06/2024.

Body:

All Letters marked in visit and website letter of Joint Director / Deputy Director / Assistant Director, District Town and Country Planning, Coimbatore, ROC.NO. CBEREG/0HDJV99A/2024/2024/TCP DATE: 11/06/2024. Coimbatore District, Annur Block, Vadavalli Panchayat and Village S.F.Nos. 421/3,466/1B and 467 for the proposed residential

plot with an area of 16.27¾ Acre or 65902.00 sq.m. Online approval No: 42/2024 and on the basis of the permission granted in the above plot, including roads and public spaces for park which can be donated to the Vadavalli panchayat under Mettupalayam Sub-Registrar Office document registration no. 6175/2024 Dated: 21.05.2024 registered vide paras.

Also for the plot land as mentioned in the letter of the Joint Director / Deputy Director / Assistant Director, District Town and Country Planning, Coimbatore as 3% fee Rs.2,52,000/- (Rupees Two Lakhs Fifty Two Thousand only) E- Challan No. 20241018023123 / Dated: 18.10.2024 paid at RBI Bank, through NEFT/RTGS.

Development fee payable to Panchayat Rs.2,97,000/- (Rupees Two lakhs ninety seven thousand only) Application no. 0HDJV99A Paid by Date: 18/10/2024. Therefore, final approval is hereby given by the Panchayat for the above mentioned plot subject to the Government Rules.

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2024.10.24 12:21:18



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Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

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