

RE

REGULATORY RECORD

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Layout Application - Final Approval Letter



Roc No: 4/2025-2026

Date: 1/21/26 10:46 AM

From:

Village Panchayat

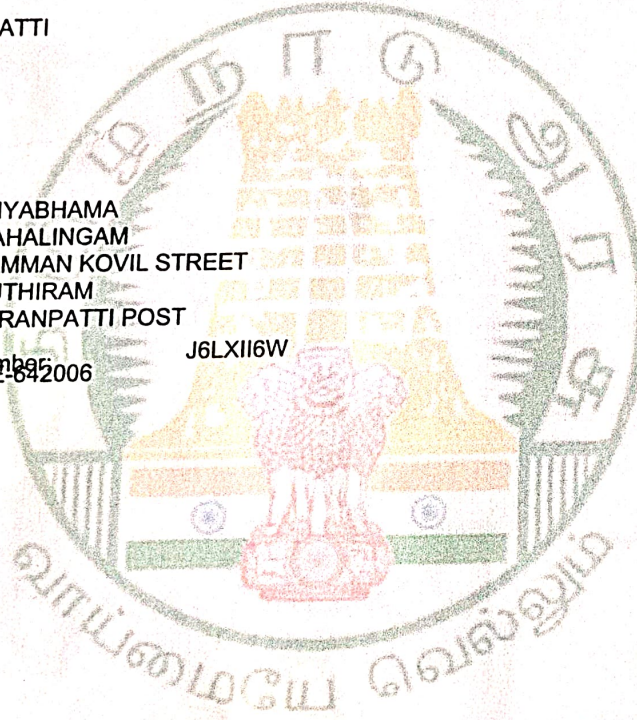
Z.KOTTAMPATTI

To :

Mrs.M. SATHIYABHAMA
W/o (Late) MAHALINGAM
2/133 KALIYAMMAN KOVIL STREET
RANGASAMUTHIRAM
SULEESHWARANPATTI POST
POLLACHI
COIMBATORE-642006

Online Application Number:

J6LXI6W



Sir/ Madam,

Sub :

Residential Plot - Coimbatore District - Pollachi South Panchayat Union – Zaminkottampatti Panchayat – Rangasamuthiram Village – S.F. No. 126/4A2 - Technical Clearance for proposed residential plot area of 0.96 ¼ Acres (3916.34 Sqm) received - Plot Approval Providing - in relation to.

3890.5sqm Special Officer / Block Development Officer
(Village Panchayats)

Ref :

Zaminkottampatti Panchayat
Pollachi South

- 1.District Town and Country Planning Development Department, Joint Director, Coimbatore – ROC .
No. CBERGN /J6LXI6W /2025/ 2025/TCP Date : 27/11/2025
Permission Order No. :- L.P/R(C).NO : 330/ 2025 Dated : 27/11/2025
2. Zamin kottampatti Panchayat Council Resolution No. :- 85/2025 date 31-12-2025
3. Donation Deed Document No. 12821/ 2025 Date : 20/11/2025

Body:

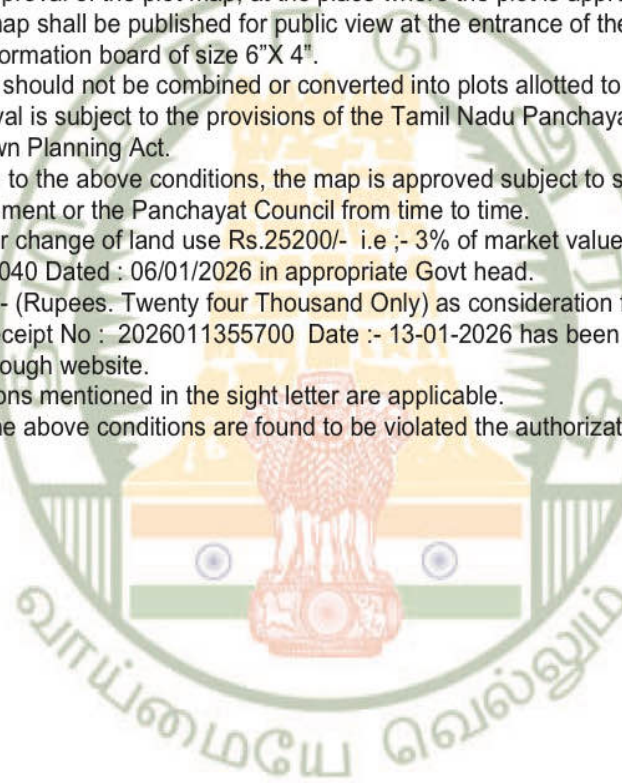
Coimbatore District Pollachi South Panchayat Union zaminkottampatti Panchayat Rangasamuthiram Village G.S. No 126/4A2 - 0.96 ¼ Acres (3916.34 Sq.m.) According to the Residential Plot Technical Approval Order of Joint Director Coimbatore District Town and Country Planning Development Department L.P/R(C).NO : 330 / 2025 – 27/11/2025) in

view 1 and also the panchayat resolution seen in view 2 Final approval for Lay out planning
Mrs.SATHIYABHAMA W/o (Late) MAHALINGAM
2/133 KALIYAMMAN KOVIL STREET - RANGASAMUTHIRAM
SULEESHWARANPATTI POST- POLLACHI-COIMBATORE-642006

subject to the following conditions.

Conditions:-

1. The permission is given on the basis of the conditions mentioned in the subdivision map permission of the Commissioner of Urban Development, Chennai and the Joint Director of Urban Development Department, Coimbatore, District Urban Development Office, Coimbatore District.
2. The map shall not be used for any purpose other than that for which it was authorized.
3. It is the responsibility of the owner to pay the specified amount within 7 days of receiving the notification in case if it is found less charges are paid and also even if it is known that any charges are to be paid other than the sanctioned charges for issue of plot license.
4. Before construction of buildings on the land in the subdivision, permission should be obtained from the municipality for each building. After the completion of the construction work, the house tax has to be paid.
5. The permission of other departments of the Central State Government is allowed to be obtained in any case for setting up a plot.
6. If any or all of the above conditions are violated or the plot is laid out in deviation from the approved plan, the owner shall be liable to action and liability as per rules.
7. After the approval of the plot map, at the place where the plot is approved, the resolution number, date and the plot map shall be published for public view at the entrance of the plot without any change through a permanent information board of size 6"X 4".
8. EWS plots should not be combined or converted into plots allotted to the economically backward.
9. Map approval is subject to the provisions of the Tamil Nadu Panchayats Act, 1994 and the Tamil Nadu Rural and Town Planning Act.
10. In addition to the above conditions, the map is approved subject to such conditions as may be imposed by the Government or the Panchayat Council from time to time.
11. Amount for change of land use Rs.25200/- i.e :- 3% of market value Paid through Challan No. 20260106023040 Dated : 06/01/2026 in appropriate Govt head.
12. Rs.17000/- (Rupees. Twenty four Thousand Only) as consideration fee and development fee for the Panchayat Receipt No : 2026011355700 Date :- 13-01-2026 has been paid into the SNA account of the Panchayat through website.
13. All conditions mentioned in the sight letter are applicable.
14. If any of the above conditions are found to be violated the authorization will be canceled without any prior notice.



Village

Signature valid

Signed by: Village Panchayat President
Location: Coimbatore
Date: 2026.01.21 10:46:36



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](#)



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

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

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

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



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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3/350/2 Mettukuppam,
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hello@verified.realestate
+91 9996 12 9996

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.

