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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 7/2025-2026 **Date:** 1/20/26 1:25 PM

From:

Village Panchayat

PANNIMADAI

To :

Mr.R.Balaji,
Door No.7, Balaji Parks,
Saibaba Colony, K K Pudur,
Coimbatore - 641038.
Phone No. 9843901111.

Online Application Number: 1NA81FW9

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning Office - Coimbatore District/LPA - Coimbatore North Taluk - Pannimadai Panchayat / Village - S.F No. 114/2A2 - for an extent of 0.404Acre (or) 1635.00 Sq.m - Planning Permission Issued - Forwarded for further action - Reg.

Ref :

1. Proceedings of Coimbatore Local Planning Group Member Secretary/Joint Director (PO) (Web Registration Application No. CBE/LPA/1NA81FW9/2025, Dated: 25.11.2025
2. Local Planning Group Member No: 1/2026 Planning No: -1/2026 Date : 03.01.2026
3. Panchayat Council Resolution No: 1665/2025 Dated: 31.12.2025
4. Panchayat Handover Donation Deed No:8775/2025 of Vadavalli SRO, Dated: 23.12.2025.

Body:

According to the order of Coimbatore Local Planning Group Joint Director, Pannimadai Panchayat S.F No. 114/2A2 - for an extent of 0.404Acre (or) 1635.00 Sq.m- divided into plots and urban planning has informed in the letter Body: visible in view. Approval granted as per Local Planning Group Member No:1/2026 Planning No: -1/2026 Date : 03.01.2026 According to the settlement deed, the road and park view of the above plot has been handed over to the Pannimadai panchayat. Also, 12 plots in the subdivision are allowed to sold as per Panchayat Council Resolution No: 1665/2025 Date: 31.12.2025 subject to the sub-division, conditions as stated by the Joint Director of Local Planning Group. It is hereby informed that

they should complete the following works and hand over to the panchayat as mentioned in the stamp paper.

Conditions:

1. Special condition 1 and general condition shall be observed as per visual inspection.
2. On the layout plan as per permission for subdivision Screening sites designated for public use are available for viewing. This is done by constructing a wall and Tarsalai around the access point. Do not encroach at the place. Encroachment here will result in cancellation of subdivision permission.
3. To abide by the guarantees issued by the Government.

Village

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.