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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: 103/2026/MGP DATE :02/07/2026

Date: 7/2/26 6:22 PM

From:

Village Panchayat

MUTHUGOUNDENPUDUR

To :

Applicants M/S.SKS INTERNATIONAL VENTURES LLP, Chennai

Online Application Number: JGG1SBJP

Sir/ Madam,

Sub :

Residential Layout – District Town and Country Planning Office, Coimbatore - Coimbatore LPA – Coimbatore District– Sulur Taluk –Sulur Panchayat union - Muthugoundenpudur Panchayat-Neelambur Village S.F.No's. 172/1A, & Arasur Village & Panchayat 450/3A for an extent of 6.39 Acres or 25850.00 Sq.mt – Application received for residential layout approval- issuing of final approval -Reg.

Ref :

Planning Permission issued by Coimbatore District Town and Country Planning Joint Director/Deputy Director/Asst. Director via RoC. No L.P/CLPA No –296/2026/2026/TCP Date14.05.2026, LP/CLPA No: 296/2026 Date: 14.05.2026 & Planning Permission No: 381/2026 Date: 14.05.2026

Body:

Coimbatore District, Sulur Block, Muthugoundenpudur Village Panchayat for the Proposed Residential Plots Measuring 25850.00 Sq.mt. with number plots from 1 to 110 in Muthugoundenpudur Panchayat-Neelambur Village S.F.No's. 172/1A, & Arasur Village & Panchayat 450/3A as per the letter from Coimbatore Local Planning Authority Joint Director/Deputy Director/Assistant Director, their Proceedings , Special Conditions , Layout Conditions as per LP/CLPA No: 296/2026 Date: 14.05.2026 & Planning Permission No: 381/2026 Date: 14.05.2026. As per the Panchayat Council Resolution No: 48/2026, Dated: 03.06.2026 the forum gives Final approval for the proposed above residential Plots layout

under the below conditions mentioned.

Conditions

1. This Final approval includes the conditions given by the District Town and Country Planning authority

2. This Final approval may be revoked without any further notice if the submitted documents are not valid.

3. This Final approval may be revoked if any defaults founded in development works like road, drainage, water supply & Street Light works.

4. This Final approval is bounded to verdict of the courts if any legal claims arise over the ownership of the property in future.

5. The Applicant should pay the Electricity Bill for streetlights for the proposed layout until 50% of households developed/constructed in the proposed layout.

6. All the conditions given by the District Town and Country Planning authority and by the Local Body Authority should be followed without any deviation.

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2026.07.02 18:22:46

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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