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RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 101/2025/KGM **Date:** 1/21/26 4:01 PM

From:

Village Panchayat

KANGAYAMPALAYAM

To :

M/s.COVAI HERITAGE REALITY PRIVATE LIMITED
DNO.9 GURUSAMY NAGAR,
THANNERPANTHAL ROAD,
PEELAMEDU,
COIMBATORE DISTRICT
Phone No : 9943959555
Mail : primeplanner1@gmail.com

Online Application Number: XZHOWHF4

Sir/ Madam,

Sub :

Residential Layout – Coimbatore District– Sulur Taluk - Kangeyampalayam Panchayat-Kangeyampalayam Village-S.F.No. 68/1 for an extent of 2.19 Acre (or) 8850.00 Sqm - Application received for residential layout final 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 SWP/CBELPA/ XZHOWHF4/2025/TCP Date: 12.11.2025 LP/CLPA No: 683/2025 Date: 12.11.2025 & Planning Permission No: 795/2025 Date: 12.11.2025

Body:

Coimbatore District, Sulur Block, Kangeyampalayam Village Panchayat and Kangeyampalayam Village for the Proposed Residential Plots Measuring 2.19 Acre (or) 8850.00 Sq.mt. with number plots from 1 to 38 in SF. Nos : 68/1 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: 683/2025 Date: 12.11.2025 & Planning Permission No: 795/2025 Date: 12.11.2025. As per the Panchayat Council Resolution No: 01/2026, Dated: 05.01.2026 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. 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:2026.01.21 16:01:18

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.