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RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

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: 01/2025-2026 Date: 5/7/25 12:41 PM

From:

Village Panchayat

KANGAYAMPALAYAM

To :

Mr.Ashutosh Sureshkumar Bisani,
S/o. Sureshkumar Bisani,
62,Ameeta, 7 Gen J.N. Bhosie
Margschivalaya, opp y.b Chavan centre,
Mumbai-400021.
Mobile Number-9819794664
Email Id-propertiesmagizham@gmail.com
Online Application Number :TIUWF4GR

Online Application Number: TIUWF4GR

Sir/ Madam,

Sub :

Residential Layout- Coimbatore District- Coimbatore LPA- Sulur Taluk and Panchayat Union- Kangeyampalayam
Village Panchayat- KANGEYAMPALAYAM Village S.F.15/2A1 & 15/2B1A for an extent of 1.75(2/3) Acre (or) 7100 Sq.m Final Approval reg..

Ref :

Town and Country Planning Department (Planning Permission), Coimbatore-ROC NO CBE/LPA/ TIUWF4GR/2024/TCP ,Date : 15/04/2024

Body:

Coimbatore District, Coimbatore LPA, Sulur Taluk and Panchayat Union, Kangeyampalayam Village Panchayat, Kangeyampalayam
Village S.FS.F.15/2A1 & 15/2B1A for an
extent of 1.75(2/3) Acre (or) 7100 Sq.m, has been proposed for residential plots numbered 1 to 35.
As per the Coimbatore Local Planning Authority (CLPA) Member Secretary/Joint Director, through their

proceedings, the special conditions, layout conditions, and plot division have been approved under LP/CLPA No: 198/2024 and Planning Permission No: 230/2024, dated 15.04.2024.
Final approval for the proposed layout is granted subject to the LPA special conditions, layout conditions and the following conditions, as per Panchayat Council Resolution No: 44/2025, dated 02.04.2025.
Panchayat conditions:
1. Streetlight Facility Should be Installed in the layout by the applicant
2. Adequate Drinking Water Facility should be provided to every sites in the layout
3. Separate drainage should be constructed for Rain water storm in the layout and end point should be connected to Vertical /Horizontal soak pit.
4. Since the panchayat is located far from the layout, adequate water facilities, such as constructing an OHT, providing a borewell, and extending the pipeline, must be ensured for all households in the layout

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2025.05.07 12:41:35

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.