Verified RealEstate™

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 4/2025-26 **Date:** 3/28/26 1:17 PM

From:

Village Panchayat

KOVILPALAYAM

To :

Mr.R.Kannan & Mr.R.Vinod Kumar,
D.No.15/204,
Mahalingapuram,
Vellalore,
Coimbatore - 641111.

Online Application Number: 9XV83N3T

Sir/ Madam,

Sub :

Layout Approval - Rural Development Department - Coimbatore District – Kinathukadavu block- Kovilpalayam Panchayat and Village - Technical approval received for the proposed residential Approval of Acres 1.63 (6607.00 Sq.m.) S.F.Nos. 295/1A1A - Final Layout Approval - Regarding.

Ref :

1.Order of District Urban Development Coimbatore Joint Director: ROC NO. 9XV83N3T/2026/TCP Date: 29/01/2026.
2.Resolution No: 16/2026

Body:

Coimbatore District, Kinathukadavu block, Kovilpalayam Panchayat and Village Plot No. S.F.Nos. 295/1A1A According to the order of 25/2026 (online) Coimbatore District Urban Development Department, Coimbatore Joint Director, Coimbatore District Urban Development Department Coimbatore the proposed residential plot with an area of Acres 1.63 (6607.00 Sq.m.) Permission granted.

Following the receipt of the affidavit regarding the land license of the petitioners for the above plot division as seen in view 2, in order to grant permission for the plot division, the amount has been paid to the Amount for change of land use Rs. 29340/- i.e.3% of market value paid through challan No: 20260326022306 — 26/03/2026 in Appropriate govt head. Rs.(1000+114111+5000) as consideration fee and development fee for the panchayat

receipt number (2026032659409 & 2026032659409) Date. 26/03/2026 & 26/03/2026 has been paid into the SNA account Of the Panchayat through website.

The guarantee is issued by giving final approval to the plot subject to the conditions found in the District Urban.

Planning Department order and the following conditions of Kovilpalayam Panchayat.

conditions:

1.The permission is given on the basis of the conditions mentioned in the subdivision map permission of the commissioner of urban department 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 foundless charges are paid and also even if it 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.Places handed over for Public Use-I (Local Authority) and Public Use-II (TANGEDCO) should be fenced with barbed wire around and name boards should be erected as belonging to the Panchayat.

6. The approved plot map should be written on a board in front of plot so that it is visible to the public.

7. A 7.5 kw power connection should be obtained and handed over to the panchayat in the name of the panchayat president for the borewell to be established in the plot.

8.Map approval is subject to the provisions of the Tamilnadu Panchayat act s 1994 and the Tamil Nadu rural and town planning act.

9. 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.

10.If any of the above conditions are found to be violated the authorization will be cancelled without any Prior notice.

Special Officer/BDO(VP)
Kovilpalayam panchayat

To :

1. Mr.R.Kannan & Mr.R.Vinod Kumar,
D.No.15/204,
Mahalingapuram,
Vellalore,
Coimbatore - 641111.

Copy :

1. Joint Director / Deputy Director / Assistant Director District Town and Country Planning, Door No: 50, FCI Road, Gandhima Nagar, Ganapathy, Coimbatore.Pin 641 004

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2026.03.28 13:17:26

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

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