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

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 03/2024-2025 Date: 8/30/24 7:16 PM

From:

Village Panchayat

PANNIMADAI

To :

1. Mr. Rangaraj and Mr.Muthuganesh,
11/28, Sivaji Colony,
Thadagam Road,
Coimbatore – 641 025
Ph – 99444 87025
Mail : bestcaddcbe2@gmail.com

Online Application Number: JQ8RYPJR

Sir/ Madam,

Sub :

Sub-Plot Pannimadai Village Panchayat - Order Granting Approval of S.F. No. : S.F.No. 531/1B1, 531/2B1 for an extent of 2.03Acre (or)
8226.00Sq.m

Ref :

1.Proceedings of Coimbatore Local Planning Group Member Secretary/Joint Director (PO) (Web Registration Application No. ROC No. : CBELPA/ JQ8RYPJR/2024,Local Planning Group Member No: 149/2024 Planning No: 172/2024 Date : 15.03.2024
2.Panchayat Council Resolution No: 685/2024 Dated: 09.08.2024
3.Panchayat Handover Donation Deed No: 1315/2024 Dated: 23.02.2024

Body:

ORDER
According to the order of Coimbatore Local Planning Group Joint Director, Pannimadai Panchayat S.F. No. - 531/1B1, 531/2B1, land measuring 2.03Acre (or) 8226.00Sq.m has been divided into plots and urban planning has
informed in the letter visible in view. Approval granted as per Plot Plan Permit No: 172/2024 Date: 15.03.2024.

According to the settlement deed, the road and park view of the above plot has been handed over to the Pannimadai panchayat. Also, 43 plots in the sub-division are allowed to be sold as per Panchayat Council Resolution No: 685/2024 Date: 09.08.2024 subject to the sub-division
Body:
conditions as stated by the Joint Director of Local Planning Group. It is hereby informed that they should complete the following works and hand them over to the panchayat as mentioned in the stamp paper.
Conditions:
1. Special conditions 1 and general conditions 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 tarsal around the access point Do not encroach on the place. Encroachment here will result in cancellation of subdivision permission.
3. To abide by the guarantees issued by the Government.
Copy to :
2. Assistant Director / Associate Director,
Local Planning Group -
District Urban Planning Office Coimbatore Local Planning Group,
Coimbatore

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2024.08.30 19:16:17

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.