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RE REGULATORY RECORD

RERA Document

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

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025-2026 Date: 5/8/25 8:31 PM

From:

Village Panchayat

KAREGOUNDEN PALAYAM

To :

M P ARUMUGAM AND TWO OTHERS 384,TELEPHONE NAGAR ,KULLAMPALAYAM, GOBICHETTIPALAYAM, ERODE,638476.

Online Application Number: 2FDYIWJ9

Sir/ Madam,

Sub :

Residential Layout - Coimbatore district – Annur Taluk – Karegoundenpalayam Panchayat & village- S. F. Nos. 589/1, 590/3B , 590/4B & 602/3B - Extent of 2.45 Acres or 9919.00 Sq.m Technical clearance issued - Final approval of Panchayat -Reg.

Ref :

1. Road System and General Provision Granted by Deed - Deeds No. 4547/2025 Date: 01.04.2025.
2.Joint Director / Deputy Director / Assistant Director, District Town and Country Planning, Coimbatore, Their actions website letter ROC.NO. CBERGN/ 2FDYIWJ9 /2025/2025/TCP DATE: 07/04/2025.

Body:

All Letters marked in visit and website letter of Joint Director / Deputy Director / Assistant Director, District Town and Country Planning, Coimbatore, ROC.NO. CBERGN/ 2FDYIWJ9 /2025/2025/TCP DATE: 07/04/2025 Coimbatore District, Annur Block, Karegoundenpalayam Panchayat and Village S.F.No – 589/1, 590/3B, 590/4B & 602/3B for the proposed residential plot with an area of 2.45 Acre or 9919.00 sq.m Sri venkateswara Avenue. Online approval No: 108/2025 and on the basis of the permission granted in the above plot, including roads and public spaces for park which can be donated to the Karegoundenpalayam panchayat under Annur Sub-Registrar Office document registration no. 4547/2025 Dated: 01.04.2025 registered vide paras.

Also for the plot land as mentioned in the letter of the Joint Director / Deputy Director / Assistant Director, District Town and Country Planning, Coimbatore as 3% fee Rs.220200/- (Rupees Two lakh twenty thousand and two hundred only) Treasury E- Challan No. 20250508011063 / Dated: 08.05.2025 paid at State Bank of India, Treasury Branch through E-Challan.

Development fee payable to Panchayat Rs.241534/- (Rupees Two lakh forty one thousand five hundred and thirty four Only) Application no. 2FDYIWJ9 Paid by Date: 08/05/2025. Therefore, final approval is hereby given by the Panchayat for the above mentioned plot subject to the Government Rules.

Village

Validity unknownSignature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2025.05.08 20:31:22

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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