Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 07/2024-2025/LA

Date: 12/20/24 5:23 PM

From:

Village Panchayat

POGALUR

To :

Ms. Velmayil Developers,
11, Bharathi Park 2 nd Cross,
Coimbatore-641011.

Online Application Number: 9FV1FT0R

Sir/ Madam,

Sub :

Residential Layout - Coimbatore district – Annur Taluk – Pogalur Panchayat & village- S.F.Nos - 77/ 2B2A, 2C1A, 2C2A, 2C1C , 2C2C , 78/ 2B1A1, 2B1A2, 2B1C1 and 2B1C2 Extent of 2.13 Acres or 8656.00 Sq.m Technical clearance issued - Final approval of Panchayat -Reg.

Ref :

1. Road System and General Provision Granted by Deed - Deeds No. 4395/2024 Date: 01.04.2024.
2.Joint Director / Deputy Director / Assistant Director, District Town and Country Planning, Coimbatore, Their actions website letter ROC.NO. 9FV1FT0R /2024/TCP DATE: 30/05/2024.

Body:

All Letters marked in visit and website letter of Joint Director / Deputy Director / Assistant Director, District Town and Country Planning, Coimbatore, ROC.NO. 9FV1FT0R /2024/TCP DATE: 30/05/2024. Coimbatore District, Annur Block, Pogalur Panchayat and Village S.F.Nos - 77/ 2B2A, 2C1A, 2C2A, 2C1C , 2C2C , 78/ 2B1A1, 2B1A2, 2B1C1 and 2B1C2 for the proposed residential plot with an area of 2.13 Acre or 8656.00 sq.m. Online approval No: 164/2024 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 Pogalur panchayat under

Mettupalayam Sub-Registrar Office document registration no. 4395/2024 Dated: 01.04.2024 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.55,330/- (Rupees Fifty five Thousand three hundred and thirty only) Treasury E- Challan No. 20240802009598 / Dated: 12.08.2024 paid at State Bank of India, Treasury Branch through E-Challan.

Development fee payable to Panchayat Rs.8,000/- (Rupees Eight thousand only) Application no. 9FV1FT0R Paid by Date: 19/12/2024. Therefore, final approval is hereby given by the Panchayat for the above mentioned plot subject to the Government Rules.

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2024.12.20 17:23:20

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.