

RE

REGULATORY RECORD

# RERA Document

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

## Layout Application - Final Approval Letter



Roc No: 03/2024-2025/LA

Date: 9/12/24 10:40 AM

From:

Village Panchayat

POGALUR

To :

S SUGANTHI AND E SAKTHIVEL S.F.No 325/1A,POGALUR VILLAGE,ANNUR TALUK COIMBATORE

Online Application Number:

ZKLF2AT5

Sir/ Madam,

Sub :

Residential Layout - Coimbatore district – Annur Taluk – Pogalur Panchayat & village-S.F.Nos- 325/1A  
Extent of 2.37 Acr or 9590.96 sq.m Technical clearance issued - Final approval of Panchayat -Reg.

Ref :

1. Road System and General Provision Granted by Deed - Deeds No. 5996/2024 Date: 17.05.2024.
- 2.Joint Director / Deputy Director / Assistant Director, District Town and Country Planning, Coimbatore, Their actions website letter ROC.NO. CBEREG/ZKLF2AT5/2024/2024/TCP DATE: 03/06/2024.

Body:

All Letters marked in visit and website letter of Joint Director / Deputy Director / Assistant Director, District Town and Country Planning, Coimbatore, ROC.NO. CBEREG/ZKLF2AT5/2024/2024/TCP DATE: 03/06/2024. Coimbatore District, Annur Block, Pogalur Panchayat and Village S.F. NO. 325/1A for the proposed residential plot with an area of 2.37 Acr or 9590.96 sq.m. Online approval No: 176/2024 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 Annur Sub-Registrar Office document registration no. 5996/2024 Dated: 17.05.2024 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.35,550/- (Rupees Thirty five Thousand five hundred and fifty only) Treasury Challan No. 20240613013916 / Dated: 14.06.2024 paid at State Bank of India, Mettupalayam Branch through Challan.

Development fee payable to Panchayat Rs.8,000/- (Rupees Eight thousand only) Application no. ZKLF2AT5 Paid by Date: 07/09/2024. 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: 2024.09.12 10:40:58



# 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](#)



# 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto:hello@verified.realestate)  
+91 9996 12 9996

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