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: 01/2025-2026 **Date:** 3/16/26 4:56 PM

From:

Village Panchayat

KANUVAKARAI

To :

A.Sathyamoorthy
4/100, Senthampalayam,
P.G pudur (Post), S.S.Kulam(Via),
Masagoundenchettipalayam,
Annur, Coimbatore – 641107.

Online Application Number: 538MOODS

Sir/ Madam,

Sub :

Residential Layout - Coimbatore district – Annur Taluk – Kanuvakarai Village & Panchayat-S. F. No – 271/2B1, 286/1A1,1A3, 287/4A,287/4C, 288/2A,2B1,2B3 Extent of 9.82 Acres (or) 39750.00 Sq.m Technical clearance issued - Final approval of Panchayat -Reg.

Ref :

1. Road System and General Provision Granted by Deed - Deeds No. 693/2026 Date: 03/02/2026.
2.Joint Director / Deputy Director / Assistant Director, District Town and Country Planning, Coimbatore, Their actions website letter ROC.NO. CBE/ REG/ 538MOODS/2025 /2026/TCP DATE: 06/02/2026.

Body:

All the letters marked in the view and the Joint Director of Town and Country Planning / Deputy Director / Assistant Director, District Town and Country Planning Department, Coimbatore, their online letter ROC. NO. CBE/ REG/ 538MOODS/2025 /2026/TCP DATE: 06/02/2026, Coimbatore District, Annur Block, Kanuvakarai Panchayat and Village SF No. 271/2B1, 286/1A1,1A3, 287/4A,287/4C, 288/2A,2B1,2B3 SM Green Meadows. The proposed residential plot to be constructed in an area of 9.82 acres (a) 39750.00 sq. m. has been granted permission vide M.V. (Go.Ma) No. 27/2026 (Online Approval) the plan has been approved. Further, the above land has been registered by the Punjai Puliyam patty Registrar's

Office Document Registration No. 693/2026 dated 03/02/2026, along with the public roads and Public Purpose land that can be donated to Kanuvakarai Panchayat.

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.1,67,436/- (Rupees One Lakh Sixty Sevan Thousand Four Hundred And Thirty Six only) Treasury E- Challan No. 20260316032117/ Dated: 16.03.2026 paid at Online through E-Challan.

Development fee payable to Panchayat Rs.6,89,830/- (Rupees Six Lakh Eighty Nine Thousand Eight Hundred And Thirty Only) Application no. 538MOODS Paid by Date: 16/03/2026. Therefore, final approval is hereby given by the Panchayat for the above mentioned plot subject to the Government Rules.

LAYOUT CONDITIONS:

1. Alteration of plot sizes,road pattern,sizes,dimensions of public reservation sand further subdivision of the plot contrary to the Layout Plan approved by the Town and Country Planning department shall not be done without the prior approval of the District Town and Country Planning department.

2. The corners of the plots located at the junction of two roads should be laid with the playas shown on the approved Layout Plan

3. No plot shall be sold,leased or transferred in any other means or to build to build any construction on any

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.