

RE

REGULATORY RECORD

# RERA Document

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



**CERTIFICATE  
EXTRACT FROM THE TOWN SURVEY LAND REGISTER**

District : Coimbatore      Taluk : Coimbatore (N)      Town : Coimbatore Corporation North Part      Ward : WARD-AO Anupperpalayam

| S.No | Block Code and Name Of Locality | Number |                | O.Sur No and Letter | Municipal Door No. | Govt,Mitta, Zamindari,Inam | Dry,Wet, Unassessed, Promboke, House-site | Source Of Irrigation and Class | If Double Crop,Rate of Composition | Class and Sort of soil | Taram | Rate per Acre/Hectare |       | Extent By Town Survey |      |           | Assesment |       | Municipal Register | Adangal (UDS Details)                                                                   | How the holding is utilised | Remarks                                                                 |
|------|---------------------------------|--------|----------------|---------------------|--------------------|----------------------------|-------------------------------------------|--------------------------------|------------------------------------|------------------------|-------|-----------------------|-------|-----------------------|------|-----------|-----------|-------|--------------------|-----------------------------------------------------------------------------------------|-----------------------------|-------------------------------------------------------------------------|
|      |                                 | Sur.   | Sub Field Div. |                     |                    |                            |                                           |                                |                                    |                        |       | Rs.                   | Paise | Hectare               | Ares | Sq. Meter | Municipal | Govt. |                    |                                                                                         |                             |                                                                         |
| 1    | Block : 06- அனுப்பர்பாளையம்     | 119    | 5              | 218/4P -            | -                  | ரயத்துவாரி                 | நஞ்சை                                     | -                              | -                                  | 4-2                    | 3     | 28.55                 |       | 0                     | 85   | 40.0      | -         | 0.00  | -                  | ஷாஜ்பாஸ் ரியால்டி பிரைவேட் லிமிடெட் க்காக லேட் முஹம்மது இப்ராஹிம் மகன் முஹம்மது அப்பாஸ் |                             | 2023/12/02/001051SD<br>DT. 2023-12-31<br>16:32:04.242 TR DT: 31-12-2023 |

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 31-12-2023

பெயர் / Name : MANIVEL P

பதவி / Designation : Tahsildar

இடம் / Place : கோயம்புத்தூர் வ வட்டம் / Coimbatore (N), கோயம்புத்தூர் மாவட்டம் / Coimbatore

| குறிப்பு / Remarks : |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      | 1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் <a href="https://eservices.tn.gov.in">https://eservices.tn.gov.in</a> என்ற இணைய தளத்தில் <a href="https://eservices.tn.gov.in">URB/12/02/004/041/0006/119/5</a> என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.<br>The above information / certificate details are generated from Digital records. This can be verified at the eServices portal <a href="https://eservices.tn.gov.in">https://eservices.tn.gov.in</a> by giving the reference number <a href="https://eservices.tn.gov.in">URB/12/02/004/041/0006/119/5</a> |
|                      | 2. இத் தகவல்கள் 02-01-2024 அன்று 04:36:56 PM நேரத்தில் அச்சடிக்கப்பட்டது.<br>The certificate was printed on 02-01-2024 at 04:36:56 PM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                      | 3. கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்<br>Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS                                                                                                                                                                                                                                                                                                                                                                                                                                             |

# 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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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.

