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

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 02/2024-25 / Layout / Kani / Vpt

Date: 7/2/24 12:33 PM

From:

Village Panchayat

KANIYUR

To :

M/s. Covai Heritage Reality Private Limited.,
No-9, Gurusamy Nagar,
Thannerpandal Road,
Peelamedu,
Coimbatore - 641004.
Mobile Number-8760666444
Email Id-selva@landsandlands.com

Online Application Number: W1YC3JWS

Sir/ Madam,

Sub :

Final Planning Permission Issued

Ref :

02/2024-25/ Kani / Vpt

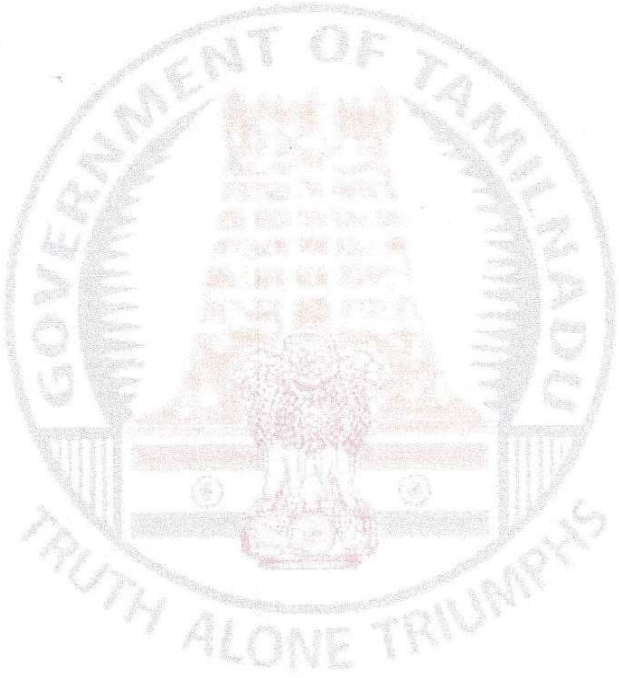
Body:

Residential Layout – Kaniyur Panchayaat – Coimabtore District – Sulur Taluk – Kaniyur Panchayat/Village - S.F No: 107/2A2B for an extent of 4.415 Acre (or) 17870 Sq.m - Final Planning Permission Issued

1. Warranties and Terms for Panchayat Final Approval. conditions.
2. t is mandatory to adhere to the terms and conditions stated by the District Urban Development Authority.
3. The owner is solely responsible for the division of land and the plot and any court cases related to the plot. The costs of the suit shall be paid to the municipality.
4. The electricity board assessment and application fee for the extension of street lights in the plot and the amount for electrical items should be paid to the panchayat.

5. .

Village



Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2024.07.02 12:33:38

சூலூர் ஊராட்சி ஒன்றியம்

கணியூர் ஊராட்சி

2024ம் ஆண்டு ஜூன் மாதம் 14ம் தேதி வெள்ளிக்கிழமை முற்பகல் 11.00 மணிக்கு கணியூர் ஊராட்சி மன்ற அலுவலகத்தில் நடைபெற்ற அவசர கூட்டத்தின் கூட்ட நடவடிக்கைகள்:

முன்னிலை: திரு.கா.வேலுச்சாமி,
தலைவர் அவர்கள்

தீர்மானப் பொருள்	தீர்மானம்
பொருள்: 10 சூலூர் வட்டாரம், கணியூர் ஊராட்சியில் COVAI HERITAGE REALITY PRIVAE LIMITED என்ற நிறுவனத்திற்கு சொந்தமான க.ச.எண்.107/2A2B-ல் 4.415 ஏக்கர் பரப்பளவில் உள்ள மனைப்பிரிவிற்கு கோயமுத்தூர் மாவட்ட நகர் ஊரமைப்பு இயக்ககம், கோவை உள்ளூர் திட்டக்குழுமம் மூலம் Roc.No.CBE/LPA/WIYC3JW5/2024/TCP நாள் 31.01.2024ன்படி ஒப்புதல் வழங்கப்பட்டு இறுதி ஒப்புதல் பெற வரப்பெற்ற விண்ணப்பத்தை பரிசீலனை செய்து இறுதி ஒப்புதல் வழங்க ஊராட்சி மன்றத்தின் அங்கீகாரம் வேண்டுதல்.	தீர்மானம் எண்.59/2024 நாள். 14.06.2024 தீர்மானிக்கப்பட்டது.

// உண்மை நகல்//

தலைவர்,
கணியூர் ஊராட்சி

14/6/24

Scanned with ACE Scanner

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.