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: 03/2025-26

Date: 7/22/25 8:49 PM

From:

Village Panchayat

THEETHIPALAYAM

To :

M/s.Sree Sai Ventures

Online Application Number: 2SE3TQHQ

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office - Coimbatore - Thondamuthur Block - Theethipalayam Panchayat - SF.No-365/2A1A2 - 1.06 ½ Acre (or) 4309.00 Sq.mt - Application for Residential Layout Approval - In favour of granting Final Approval

Ref :

1.Applicants M/s.Sree Sai Ventures - District Town and Country Planning Office Layout Approval Application No: CBELPA/2SE3TQHQ/2024/2025/TCP Dated: 13.03.2025
2.Joint Director / Deputy Director / Assistant Director District Town and Country Planning Office Online Technical Order No:118/2025 and Plan Order No:147/2025
3.M/s.Sree Sai Ventures Gift Document No:14/2025 Dated:02.01.2025
4.Village Panchayat Resolution No: 276/2025 Dated: 18.07.2025
5.Applicants M/s.Sree Sai Ventures - Affidavit - Dated: 22.07.2025

Body:

Coimbatore District District Town and Country Planning Office Perur Taluk Theethipalayam Village Panchayat SF.No. 365/2A1A2 - 1.06 ½ Acre (or) 4309.00 Sq.M Residential Layout as per resolution of local planning authority and Ref No.2 Online Technical Order No: 118/2025 and Plan Order No: 147/2025 and Ref No.3 Gift Document No: 14/2025 Dated:02.01.2025 The panchayat has been handed over the roads and public utility properties as per the deeds Also drinking water pipeline and street lights have been set up as required by the landlord. the

public space handed over to the panchayat in layout.

Therefore, as per Panchayat Council Resolution No. /2025 Dated .07.2025, see 4 in view of land division, see in view 5 that rainwater drainage facility, street lights facilities have been provided. Also, accepting the promise that the as per the government order, Rs.1000 per site, Rs.20000/-(For 20 site), and Rs.2/-per Sq.Ft as panchayat development fund Rs.92730/- (For 46365 Sq.Ft), and Inspection Charges Rs.10000/- as a total of Rs.122730/- As the amount has been brought to the panchayat through the government website, it is hereby ordered to give final permission to sell 1 to 20 plots in the above land division.

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2025.07.22 20:49:40

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.