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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 194/2025 **Date:** 2/25/26 3:47 PM

From:

Executive officer

46 Rangamooppan Street Vedapatti, Coimbatore - 641007

To :

G ELANGOVAN Power Agent

Online Application Number: TS8IFGQP

Sir/ Madam,

Sub :

Layout Final Approval reg

Ref :

CBELPA/.S81FGQP/2025/2025/TCP Dated 25.11.2025

Body:

PROCEEDING OF THE EXECUTIVE OFFICER, (F.I/C) VEDAPATTI TOWN PANCHAYAT

Present :-Thiru. R. Boopathy

Roc.No. 194 /2025 Date. 20.02.2026

Layout Approved No.04/2025-2026

Permission Issued – Final Approval Issued – Reg

Ref: 1)Mr. G ELANGOVAN Power Agent No. Door No.11, Alamu Nagar, Kovaipudur,Coimbatore – 641 042 Date.14.11.2025

2) Registrar, Thondamuthur Register office, Coimbatore Gift Deed Document No. 9319/2025, Dt 27.11.2025

3) Proceedings of Joint Director, District Town and Country Planning, Coimbatore, Roc No. CBELPA/.S81FGQP/2025/2025/TCP Dated. 25.11.2025, L.P/CLPA No.772/2025 and Planning Permission No.904/2025

4) Town Panchayat Resolution No. 14/2026, Dt.10.02.2026

6) 5) Online Transaction ID: 11000350503960 Dated.17.02.2026

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Order:-

With reference to the above 1st cited letter, The Applicant has requested for the approval of Residential Layout in Coimbatore District, Vedapatti Town Panchayat, Vedapatti Village, S.F.No. 363/1, 364/1 - Extent of 1.47 Acre or 5950 Sq.Mt. 30 Nos of Residential Plots Layout.

In the continuation with reference to the 2nd cited letter, the applicant has registered the gift deed for handed over the roads, reserve sites and TANGEDCO purpose sites to Vedapatti Town Panchayat. After that with reference to the 3rd cited letter, The Joint Director, District Town and Country Planning, Coimbatore has been given the Technical sanction vide No. 772/2025 and Planning Permission vide no. 904/2025 with conditions.

In the continuation with reference to the 4th cited letter, in the council of Vedapatti Town Panchayat has been given the ratification approval for the handed over gift deed items such as roads, reserve sites and TANGEDCO purpose sites and residential layout approval. Accordingly, the applicant was paid the Layout approval charges vide Online Transaction ID: 11000350503960 Date: 17.02.2026 in Vedapatti Town Panchayat.

Hence,the above mentioned Residential Layout is being given final approval order issued as per the conditions mentioned in the Proceedings of Joint Director, District Town and Country Planning, Coimbatore.

Conditions:

1. No alteration shall be made contrary to the approved drawing.

2. Corners of plots located at the junction of two roads should be laid out with the correction shown on the approved map.

G ELANGOVAN Power Agent,
Door No.11, Alamu Nagar, Kovaipudur,
Coimbatore – 641 042

Copy To:
Sub Registrar
Registrar Office,
Thondamuthur

Executive officer

Signature valid

Signed by: Executive Officer
Location:Coimbatore
Date:2026.02.25 15:47:30

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

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/tools

Services we run for you
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The LandLens suite
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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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