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RE REGULATORY RECORD

RERA Document

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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: 07/2024-25

Date: 11/15/25 1:31 PM

From:

Village Panchayat

MAKKINAMPATTI

To :

M/s.Sambaha Developers Private Limited,
Authorised Signatory Mr.Sriramana Anikipatti,
No.21 Bawa Road Alwarpet T Nagar, Guindy

Online Application Number: 12FG6QI5

Sir/ Madam,

Sub :

Residential Plot - Coimbatore District - Pollachi South Panchayat Union – Makkinampatti Panchayat – Makkinampatti Village – S.F. No. 157/1 & 168/1A1A,– Final Approval for proposed residential plot area of 1.53 Acres 6199.00 sq.m received - Plot Approval Providing - in relation to.

Ref :

1. District Town and Country Planning Development Department, Joint Director, Coimbatore – ROC.No. CBEREG/12FG6QI5/2025/2025/TCP Date : 03.10.2025
2. Drawing Permission Order No.: - L.P/R(C).NO: 288/2025 Dated : 03.10.2025
3. Makkinampatti Panchayat Council Resolution No.: - 107/2025 Dated: 14.11.2025
4. Roads & Land Gift Deed Document No. 10905/2025 Date: 27.09.2025

Body:

Coimbatore District - Pollachi South Panchayat Union - Makkinampatti Panchayat - Makkinampatti Village - S.F. No. 157/1 & 168/1A1A – 1.53 Acres 6199.00 sq.m (30 Plots). According to the Residential Plot Technical Approval Order of Joint Director Coimbatore District Town and Country Planning Development Department for Proceedings ROC. No. CBEREG/12FG6QI5/2025/2025/TCP Date : 03.10.2025 and L.P/R(C).NO: 288/2025 Dated :

03.10.2025 in view 1& 2 and also the Panchayat resolution seen in view 3 , Final approval for Layout

planning is given to the Applicant M/s.Sambaha Developers Private Limited, Authorised Signatory

Mr.Sriramana Anikipatti,No.21 Bawa Road Alwarpet T Nagar, Guindy subject to the following conditions.

Conditions:-

1. The permission is given on the basis of the conditions mentioned in the subdivision map permission of

the Commissioner of Urban Development, Chennai and the Joint Director of Urban Development

Department, Coimbatore, District Urban Development Office, Coimbatore District.

2. The map shall not be used for any purpose other than that for which it was authorized.

Village

Signature valid

Signed by: Village Panchayat President
Location:Coimbatore
Date:2025.11.15 13:31:37

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.