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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025-26 Date: 6/9/25 1:03 PM

From:

Village Panchayat

Karadivavi

To :

M/S .K.P Textiles CBE Pvt Ltd, Mr.N.Kanagaraj, Mr.U.Senthilkumar, Door no 4/237, Paruvai road , Karanampettai Post, Coimbatore - 641 401

Online Application Number: FNGENSGA

Sir/ Madam,

Sub :

Residential Layout - Tiruppur District – Palladam Taluk - Karadivavi village - proposed formation of housing layout to an total extent 18.62 Acres or 75354.00 Sqm in the land bearing S.F.Nos 127/1C, 127/1D, 127/1E, 129/1B1, 129/1C1, 129/1D and 129/2A at Karadivavi village and panchayat– Final Approval - Reg.

Ref :

1. Letter Roc No. 320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai (Circular).
2. Application Reference No. FNGENSGA/2024/TCP3, received through Single Window Portal from M/S K.P.Textiles (CBE) Pvt Ltd and Two Others dated: : 08.11.2024

3. Asst. Director, Town and country planning Department ROC. FNGENSGA /2025/TCP Dated. 27/02/2025

4. Gift deed document no. 412/2025, dated. 08.01.2025

5. Karadivavi Village Panchayat Resolution.No : 19/2025-26 dated. 08.05.2025
6. Payment details of Development Charge & Scrutiny fee, Land use conversion charge (Through E- Chellan - 20250503000754) received from the applicant respectively on dated. 03.05.2025.

7. Affidavit/ Undertaking for Street Light Date on 06.06.2025

Body:

The application seeking final approval for the proposed formation of housing layout to an extent 18.62 Acres or 75354.00 Sqm in the land bearing S.F.Nos 127/1C, 127/1D, 127/1E, 129/1B1, 129/1C1, 129/1D and 129/2A at Karadivavi village and panchayat, Palladam Taluk, Tiruppur District, was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant(S) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT etc., as per standards specified by the local body. On receipt of payment of Open space reservation Charges and Centage charges and Sub division charges vide reference 6th cited above, the Technical clearance is issued to the mentioned Sub division with details given below and subject to the following conditions

Tiruppur District, Palladam circle, Karadivavi Panchayat and village, S.F.Nos 127/1C, 127/1D, 127/1E, 129/1B1, 129/1C1, 129/1D and 129/2A and Road Facilities ,water supply facilities have been done by the applicant. The applicant also Promise for Street Light with own risk vide reference cited 7th and if any fees as per government rules mentioned as per audit in future that the fees will also pay.

Note : The Rules and Conditions mentioned in G.O's cited in reference, Planning Permission order and All Layout Rules and Conditions are Applicable to this Layout.

Village

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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