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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: 336/2024 **Date:** 4/13/26 7:16 PM

From:

Executive officer

117,Dharapuram Karur Main Road.Kannivadi,Dharapuram Taluk,Tiruppur district-639202

To :

Thiru. N.Nallamuthu,
S/o. Nallasamy,
178/132, Anna Nagar,
Mulanur, Dharapuram,
Tiruppur- 638 106.

Online Application Number: XCQCI311

Sir/ Madam,

Sub :

Approval of Layout – Kannivadi Town Panchayat – Kannivadi Village.S.F No.644/2A, 644-2B1A1A1 for an Extent of 3.43 Acres (13889.00 Sq.m) Residential Layout has been givenTechnical approval by the District Town and Country Planning Tiruppur – Final approval issued.

Ref :

1) Proceedings of Joint Director, District Town and Country Planning, Tiruppur, Roc No.XCQCI311/2024/TCP , Dated. 16.11.2024, and Planning Permission No.274/2024.
2)Kannivadi TownPanchayat, Challan No.1/2026-27 Dated.09.04.2026
3) Kannivadi TownPanchayat, Council Resolution No.226/2025 Dated.21.08.2025.

Body:

In Tiruppur District, Kannivadi Town Panchayat Kannivadi Village, S.F No.644/2A, 644-2B1A1A1 for an Extent of 3.43 Acres (13889.00 Sq.m) 59 Plot of Residential Layout has been givengranted Technical approval by the District Town and Country Planning Tiruppur with reference of 1stcited letter, Further, as per the Kannivadi Town Panchayat Resolution seen in Ref (2),the council has been authorized to give final approval to the above Residential Layout. Accordingly, thepaymentof fees paid to the Town Panchayat as per the Challan No.1/2026-27 Dated.09.04.2026 as seen in Ref(3), the said Residential Layout is final Approval is

Granted as per the conditions mentioned in theProceedings of Joint Director, District Town and Country Planning, Tiruppur and following conditions.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Tiruppur
Date:2026.04.13 19:16:55

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.