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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: 05/2024-2025

Date: 11/18/24 2:37 PM

From:

Village Panchayat

Village Panchayat Office, Kanakkampalayam Post, Kanakkalmpalayam 641666

To :

M/s.Kingsman Ventures Private Limited,
D.No:34/4,Muregesan Street,
Nithyasri Flat,T-Nagar
Chennai-600017

Online Application Number: BIMVMQ6A

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and Country Planning office, Tirupur District – proposed formation of housing layout to an total extent of 9.92 Acres or 40150.00 Sq.m in the land bearing S.F.No.136/1 and 136/2 at Kanakkampalayam village and Panchayat – Tirupur North Taluk- Tirupur District - Technical clearance issued - forwarded for further action - Reg.

Ref :

Ref :

Application Reference No. BIMVMQ6A/2024/TCP Dated.18.09.2024 received through Single Window

Portal from M/s.Kingsman Ventures Private Limited,

Body:

Layout Approval-Final Approval Letter

Proceeding for Tirupur District, Tirupur Panchayat Union. Kanakkampalayam Village Panchayat Executive Officer /President

Thiru. P.SHANMUGASUNDARAM.

Layout Apporval No : 05/2024-2025

Sub :

Residential Layout - Office of the District Town and Country Planning office, Tirupur District – proposed formation of housing layout to an total extent 9.92 Acres or 40150.00 Sq.m in the land bearing S.F.No.136/1 and 136/2 at Kanakkampalayam village and Panchayat– Tirupur North Taluk- Tirupur District

Application Reference No. BIMVMQ6A/2024/TCP Dated.18.09.2024 received through Single Window Portal from M/s.Kingsman Ventures Private Limited

1. Letter No.13686/2017/LA1, Dated 08.09.2017of Commissioner of Town and Country Planning, Chennai (Circular)

2. Letter No.1220/2017/CPDated28.09.2017of commissioner of Town and Country Planning, Chennai (Circular)

3. G.O.No.79, Housing and Urban Development Department, Dated 04.05.2017.

4. Town and country planning Department (Planning Permission) Tiruppur ROC.No: BIMVMQ6A/2024/TCPDated.18.09.2024

5 Technical Clearance/Concurrence / Planning Permission issued Layout SWP/DTCP/TIRUPPUR/LAYOUT APPORVAL NO: 222/2024 Date 18.09.2024

136/1 and 136/2 of It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions :

1. Tiruppur District Town and Country Planning Department (Planning Permission) ROC.No:

BIMVMQ6A/2024/TCPDated.18.09.2024 and Residential Layout Technical

Clearance/Concurrence/Planning Permission issued Number

SWP/DTCP/TIRUPPUR/LAYOUT APPROVAL No.222/2024 All the Special conditions

mentioned must be strictly followed Roads constructed in the approved Residential layout should remain in

s a me existing condition. No changes should be made.

2. Thedetailsoftheplotsdividedintheapprovedlayoutmapshallnotbealtered without the permission of this

authority.

3. Approved layout plots should be used for construction of houses only, N odangerousorobnoxious

factories are allowed.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2024.11.18 14:37:51

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

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# 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.