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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: 48/2026 **Date:** 6/22/26 6:13 PM

From:

Executive officer

Thiru.vee.ka Street K.K.Chavadi Coimbatore 641 105.

To :

P R SENTHILKUMAR
No 85 - LMS Street,Pappanaickenpalayam,
Coimbatore ,641037

Online Application Number: KNKAKG9F

Sir/ Madam,

Sub :

Layout Approved

Ref :

KNKAKG9F

Body:

Residential Layout – District Town and Country Planning Office, Coimbatore - Coimbatore LPA – Coimbatore District – Madukkarai Taluk - Ettimadai Town Panchayat/Village - S.F. No: 316/3A, 316/3B1, 316/4A and 316/6A1A, for an extent of 4.98 Acres (20154.00 sqm) - Application received for approval of layout - Technical Concurrence issued by the Director, DTCP, Chennai - Planning Permission Issued - Forwarded for further action - Reg.

Applicants Mr.P R SENTHILKUMAR., online application no: CBELPA/ KNKAKG9F /2025, Dated:19.11.2025
2. Directorate Town and country planning Office, Chennai Letter No. KNKAKG9F/2025/TCP3/2026/TCP (Road pattern
issued on dated: 29.01.2026).
3. Circular from the Director of Town and Country Planning, Roc. No 19799 / 2020, Dated:

24.12.2020
4. Applicants Mr.P R SENTHILKUMAR., Gift deed Document No: 884/2026 of Madukkarai SRO, Dated:31.01.2026.
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019
7. G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
8. G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
9. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
10. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11. Circular from Executive Officer of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
12. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022.
13. Directorate Town and country planning Office, Chennai Letter No. KNKAKG9F /2025/TCP3 (Plot Pattern Technical
Concurrence issued on dated: 10.02.2026).
14. Demand payment Request Letter, dated: 11.02.2026 (requiring payment of Centage Fee & Development Fee).
15. Applicants Mr.P R SENTHILKUMAR., Chennai (Payment of Development Fee and Subdivision Fees, Dated: 11.02.2026.
16. G.O(Ms.) No: 155, Housing and Urban Development (DD 4(1)), dated: 08.10.2025.
17. Assistant Director, Geology and Mining letter K.Dis.No. 1340/Mines/2024 dated :23.12.2024
18. Principal Chief Conservator of Forests letter K.Dis.C.No.TS2/747/2024 dated:23.12.2024
19. Personal Assistant to Revenue divisional officer, Coimbatore South file O.Mu.no.8233/2025/A1 dated :11.12.2025 (True Copy of Revenue divisional officer, Coimbatore South file Mu.Mu.no.6752/2025/A1 dated :18.12.2024)
20. Connected Record

Executive officer

Signature valid

Signed by: Executive Officer
Location:Coimbatore
Date:2026.06.22 18:13:08

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.