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RE REGULATORY RECORD

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: BCH3HOU5/2025/TCP

Date: 7/15/25 6:48 PM

From:

Village Panchayat

Kuttathupatti

To :

Thiru.S.Saravanan,
Dr.No:3/30, Mariyamman
Kovil Street, Vazhapadi,
Kattuveppillaipatti,
Salem-63

Online Application Number: BCH3HOU5

Sir/ Madam,

Sub :

Residential Layout- Office of the DistrictTown and Country Planning– Dindigul District –Dindigul West Taluk - Reddiyarchatram
Panchayat Union - Kuttathupatti Panchayat/Village- S.F.Nos: 24/1A, 26/2, 26/3A , 26/3B - Extend-38440.00 Sq.m (9.50
Acres)–Application received for residential layout approval- Technical clearance issued

Ref :

DTCP Approval No. SWP/DTCP/DINDIGUL/LAYOUT NO:37/2025
Roc No. 4367/2019/TCP2

Body:

Application for layout approval has been scrutinized, and permission is granted for S.F.No.24/1A, 26/2, 26/3A , 26/3B - extent
of - Extend-38440.00 Sq.m (9.50 Acres)acre of Reddiyarchatram Panchayat Union -Dindigul West Taluk , Kuttathupatti Village, Dindigul district. The layout is approved and the ROC NO : BCH3HOU5/2025/TCP has been issued with
SWP/DTCP/DINDIGUL/LAYOUT NO:37/2025 by Town and Country Planning Department . With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Dindigul district Reddiyarchatram Panchayat Union - Dindigul West Taluk, Kuttathupatti Village,

comprasing of
S.F.No. 24/1A, 26/2, 26/3A , 26/3B to an extent of 38440.00 Sq.m (9.50 Acres) acres forwarded to District Town and Country Planning for
concurrence.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Deputy director on 19.02.2025. Further the S. Saravanan has gift deed the road, road splay, and Public Purpose,
Tangedco areas has been handed over to the local body on 19.02.2025. Hence, this residential layout has been approved.
As per the condition, the layout has been approved by Panchayat President and Approved number issued ROC as BCH3HOU5/2025/TCP 01/2025-26/VP. and enclosed with 2 set of original maps and gift deeded documents .

Allotment details of approved layout plan:
a. Site Extent :9.50Acres (or)38440.00 sq.m.
b. No. of Plots :223 (Including EWS Plots)
c. Gifted over to Local Body:
Layout Road:13258.58sq.m
Public Purpose –1: 128.86 sqm (0.51%)
TANGEDCO Purpose:147.77sq.m (0.58%)
Park (OSR-1&2) : 2639.76sqm (10.47 %)

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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