Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 77/2025 **Date:** 10/9/25 7:21 PM

From:

Executive officer

29C,Bazaar Street,Belur Post,Valapady(Tk),Salem(Dt),636104

To :

Mr. M. Sukumar,
1/117, Vinayagar Nagar,
A.Nattamangalam AD Colony, Valapady (TK), Salem District - 636106.

Online Application Number: TF1H3LL6

Sir/ Madam,

Sub :

Residential Layout- Salem District – Belur Town Panchayat - The proposal for Residential Layout with an extent of 2.185 Acre or 8843.00 Sq.m in S.F.No: 153/4B1A, 153/5B1B, 153/6B & 153/7A1B1 – Valapady Taluk – Belur Town Panchayat - Belur Revenue Village - Technical Concurrence issued – Final Approved - Reg.

Ref :

1. Applicants Mr. M. Sukumar, Salem District, Application Ref No: TF1H3LL6 (F.No. 37563), Dated.23.12.2024.
2. Circular from the Director of Town and Country Planning, Roc.No: 19799/2020, Dated: 24.12.2020.
3. District Town and country planning Office, Salem District Letter No: SLM/TF1H3LL6/ 37563/2024/2025/TCP (Road Pattern issued on dated:14.01.2025)
4. Applicants Mr. M. Sukumar Salem District, Application Ref No: SLM/TF1H3LL6/37563/2024/2025/TCP (Gift deed document No: 882/2025 & 883/2025 Dated 18.02.2025 (LOCAL BODY) & (TANGEDCO)).
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 and G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
7. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
8. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
9. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development

Department,
Dated: 30.08.2017.
10. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
11. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
12. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.
13. G.O.Ms.No:105, Housing and Urban Development Department, Dated:22.03.2005.
14. Joint Director / Deputy Director / Assistant Director, Town and Country Planning Department(Planning Permission), Roc No. SLM/TF1H3LL6/37563/2024/2025/TCP, Dated.06.03.2025.
15. Assistant Engineer, Valapady Town Panchayat(G) Certified Dated. 29.09.2025.
16. Belur Town Panchayat Resolution No. 908(5), Dated.30.09.2025.

Body:

As per the application of the petitioner and the orders seen in view 1 to 13, and as per the order of the Assistant Director/Member Secretary of the Salem District Local Planning Commission seen in view 14, the Technical approval / Planning permission has been issued in accordance with the special conditions and general conditions for the proposed residential plot measuring 2.185 Acre or 8843.00 Sq.m (Total No. of Plots – 39 Nos) in Belur Revenue Village Plot No. 153/4B1A, 153/5B1B, 153/6B & 153/7A1B1under Issued to the Belur Town Panchayat vide Approval No. SLM/TF1H3LL6/37563/2024/2025/TCP, dated 26.06.2025 (Website Application No. TF1H3LL6).

Condition:
1. The general conditions stated in the order of the Assistant Director/Member Secretary (P), Local Planning Commission, Salem, as seen in the 14th view, the conditions stated in the special plot conditions and technical approval map, and the conditions stated in the government orders from two to five, all apply to this order.
2. If the evidence provided regarding the land title and the documents submitted for consideration are found to be incorrect or if there is a situation that may affect the granting of technical approval and final approval to the plot, this order will be cancelled without any prior notice.
3. The rules and instructions issued from time to time through the relevant department will apply.
4. The responsibility of properly maintaining the road, rain water drainage, drinking water facility and street lighting facilities established by the petitioner for five years or after 60 percent of the plots are developed, whichever is longer, lies with the plot owner.
5. The rain water in the plot should be connected to the Town Panchayat Existing rain water system to drain out.
6. If it is later discovered that there is any pending case in the field numbers on which the plot is to be constructed, the approval given to the plot will be cancelled without any prior notice.

Executive officer

Signature valid
Signed by: Executive Officer
Location:Salem
Date:2025.10.09 19:21:08

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.