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: 05/2025-2026 **Date:** 2/16/26 6:13 PM

From:

Village Panchayat

KURALKUTTAI

To :

Thiru. K.Marimuthu,
D.No. 2/41, Kothayam,
Oddanchatram,
Dindigul -624 614.

Online Application Number: 9DT6G8KP

Sir/ Madam,

Sub :

Residental Layout - District Town& Country Planning Office - Tiruppur District - Udumalpet Taluk Kuralkuttai Village & Panchayat - S.F.No. 43/B1C Extent of 4050.00 sqm (1.00 Acre) - Techinal Clearance Issued – Final approval issue - Reg

Ref :

Directorate of Town & Country Planning ROC NO: 9DT6G8KP/2025/TCP Dated: 28.08.2025, Village Panchayat Resolution No: 12/2026, Dated: 30.01.2026

Body:

As per the above said ROC Nos. Tirupur District - Udumalpet Taluk – Kuralkuttai village panchayat - S.F.No.43/B1C Extent of 4050.00 sq.m. (1.00 Acre) Planning Permission was granted on the basic of conditions.

In the said layout, a Gift Deed has been made in the name of Kuralkuttai Village Panchayat Special Officer / Block Development Officer for the construction of a road to Kuralkuttai village panchayat as per Reg. Gift Deed No.8678/2025 Dt.21.08.2025, Registered at Udumalpet S.R.O. and Directorate of Town & Country Planning ROC NO: 9DT6G8KP/2025/TCP Dated: 28.08.2025& SWP/DTCP/TIRUPPUR/LAYOUT No.148/2025.View to layout Drawing No.1 Kuralkuttai Panchayat council according to the resolution authorization, the Panchayat approval is given and this route is given to Order.
Condition:

1. The Boundary stones should be maintained as per layout Approval No. SWP/DTCP/TIRUPPUR/LAYOUT APPROVAL NO.148/2025 by The Assistant Director Town & Country Planning Tirupur.

2. As per Rule 3 of G.O.M.S. 79 Housing and urban Development Department Dt. 04.05.2007 to the Plot Owner Kuralkuttai panchayat inspection fees Rs.10000/- and Development fees
Rs 1000 per Plot Rs.19000 & 130120, Streetlight development Rs.60000 and rain water drainage Rs.280000 has been paid to panchayat
General fund Receipt Number : 2026012950664 date : 29.01.2026 and
Land Use Conversion Charge Challan Number :20260210010004 Date : 10.02.2026.

3. The Approval Layout No. SWP/DTCP/TIRUPPUR/LAYOUT APPROVAL NO: 148/2025 by The Assistant Director Town & Country Planning Tirupur should be permanently Displayed at the Entrance at the Layout by means of 6 x 4 permanent information board.

4. A notice should be given to the layout sketch from the applicant Kuralkuttai panchayat president clearly specifying the panchayat board resolution and date of agreement with the applicant.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2026.02.16 18:13:43

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.