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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 25 / 2025 - 2026 **Date:** 2/19/26 10:47 AM

From:

Village Panchayat

Chinnakalayamputhur

To :

MUJIBUR RAHUMAN
D.NO:52,PGP LINE,PERIYAKADAI VEETHI,TIRUPPUR,Tiruppur,Tiruppur,Tiruppur,641604

Online Application Number: G1BTYU8N

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and Country Planning– Dindigul District – Palani Taluk – Chinnakalayamputhur
Panchayat/Village - S.F.No. 143/1A – Extent of 2.44 Acres (9905.00 Sq.m)–Application received for residential layout approvalTechnical clearance issued - forwarded for further action - Reg.

Ref :

1.Applicants Mr.Mujeebur Rahman, Online application number: G1BTYU8N, dated 15.09.2025.
2.Deputy Director(I/C), District Town and country planning Office, Dindigul District, OSR Fees demand and Road pattern
approved, online Letter No:G1BTYU8N, dated:
20.09.2025.
3.Joint Director, Agriculture department, Dindigul District, Letter No:Ma.thi.4/9451/2025, dated 19.09.2025.
4.Circular from the Director of Town and Country Planning, Roc.No:19799 / 2020, dated: 24.12.2020
5.Applicants Mr.Mujeebur Rahman, Online letter No:G1BTYU8N, dated: 29.09.2025, Gift deed document No:3511/2025 dated
24.09.2025
6.G.O.138, Housing and Urban Development Department, dated: 04.06.2004
7.G.O.79, Housing and Urban Development Department, dated: 04.05.2017.
8.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.
9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
11.Government Letter No:19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, dated: 30.08.2017.
12.Circular from the Commissioner of Town and Country Planning, Letter No:13686/2017/LA1, dated: 08.09.2017.
13.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, dated:07.01.2022
14.Demand payment request through online Letter No. G1BTYU8N, dated: 30.09.2025(Requiring payment of Centage Fee &
Development Fee)
15.Applicants Mr.Mr.Mujeebur Rahman, Payment of Centage Fee, Development Fee, dated:07.10.2025.

Body:

Application for layout approval has been scrutinized, and permission is granted for, S.F.No. 143/1A – Extent of 2.44 Acres (9905.00 Sq.m)
Sq.m) , Chinnakalaiyampuhtur Panchayat and Village, Palani Taluk, Dindigul District
Layout is approved and the Roc.No:G1BTYU8N/2025/TCP, has been issused with
SWP/DTCP/DINDIGUL/LAYOUT NO: 137/2025, by town and country planning department with reference to the 1st Cited letter, applicant has requested for the approval of residential subdivision in Dindigul District, Palani
Taluk/Panchayat Union, Chinnakalaiyamputhur Panchayat and Village, - S.F.No. 143/1A – Extent of 2.44 Acres (9905.00 Sq.m)
Sq.m) In the continuation, with reference to the 2nd cited letter, road pattern for residential subdivision has been issued by the Deputy Director(i/c),
District Town and Country Planning Office , Dindigul District. Further the applicant Mr.Mujeebur Rahman has gift deed the road, road splay, public purpose
and TANGEDCO areas to the Special Office / Block Development officer, Chinnakalaiyamputhur Panchayat, on 12.05.2025
As per the condition, the layout has been approved by Special Officer / Block Development officer, Chinnakalaiyamputhur Panchayat and Approved number issued Roc No.25/2025-2026/VP and enclosed with
2 Sec if Original maps and gift deeded documents.

**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

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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.