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: 293/2026/T2 **Date:** 2/14/26 4:30 PM

From:

Village Panchayat

M. Kalipatti

To :

Mr.M.RAJA S/o Mahalingam,
Door No. 2/52A,
Nangavalli Main Road,
M.Kalipatti Village and Post,
Mettur Taluk, Salem District.

Online Application Number: L866RET4

Sir/ Madam,

Sub :

Residential Layout - Office of Salem District – Mecheri Panchayat Union – M.Kalipatti Panchayat The proposal for Residential Layout with an extent 0.562 Acre or 2275.00 sq.m – Mettur Taluk – Mecheri Panchayat Union – M.Kalipatti Panchayat and Villlage- S.F.Nos: 186/1G, 186/1H1 and 186/2A1 Residential Plot No 1 to 14 Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) –Local Body Final Approval issued reg.

Ref :

1.Applicants Mr.M.RAJA S/o Mahalingam,Door No. 2/52A, Salem district Application Ref No: SLM/L866RET4/52413/2025/TCP, Dated:13.08.2025.
2.G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
3.Joint Director Agriculture department ,Salem vide Letter K.Dis.E2/11716/2025, Dated26.08.2025. (Dry Land NOC Letter)
4.Circular from the Director of Town and Country Planning, Roc.No:19799/2020,Dated: 24.12.2020.
5.District Town and Country Planning Office, Salem District Letter No: ROC.NO. SLM/L866RET4/52413/2025/TCP Dated: 29.08.2025
6.Applicants. Mr.M.RAJA S/o Mahalingam,Door No. 2/52A, Salem district Application Ref No: SLM/L866RET4/52413/2025/TCP, (Giftdeed document No:4156/2025, Dated.02.09.2025 and 4157/2025 , Dated.02.09.2025 (LOCAL BODY) &(TANGEDCO)
7.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
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.181and141, Housing and Urban Development Department, Dated:09.12.2020 and 16.07.2022.
11.Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12.Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated 07.01.2022.
13.Demand payment Request Letter , Dated: 09.02.2026 (requiring payment of Aproved Charges, Convertion and inspection Fee).
14.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 Tamil Nadu Gazette No.28, dated.10.07.2024.
15.Tamil Nadu Gazette No.28, dated.10.07.2025.
16.Director of Town and Country Planning, Chennai Letter No.29503/2023/NPD, Dated. 30.07.2025
17.Joint Director / Deputy Director / Assistant Director No.6, Sannathi Street, Subramaniya Nagar, Suramangalam, Salem 636 005.
18.Applicants Mr.M.RAJA S/o Mahalingam, Door No. 2/52A, Salem district Application Ref No: SLM/L866RET4/52413/2025/TCP, Dated.08.09.2025 (Payment of Development Charges, Sub Division Charges and OSR Charges), Dated.08.09.2025 (Payment of Centage Fee).
19.Online application of Mr.M.RAJA S/o Mahalingam,Door No. 2/52A, L866RET4
20.Online Approval.,Inspection Fee Paid And Approval Fee Amount Rs. : 62976/- Receipt No. 2026021252413 Date. 12.02.2026 (Transation ID: 11000349869222)
21.Site Land Convertion Fee Rs. 8450/- Paid to Government Head Vide E-Challan: 20260212009155Date: 12-Feb-2026
22.Details of payment for information board Fee Rs.5000/- Paid to M.Kalipatti Panchayat SNA Account ref: 604321546571 Transaction Date : 12.02.2026
23.Site inspection And Certificate of Completion of basic Amenities Received From Union Engineer, Mecheri. Date:09-Feb-2026.
24.Block Development Officer(V.P),Mecheri Approval No.293/2026/T2 Date:13.02.2026
25.M.Kalipatti panchayat Resolution :6, Subject:321 ,Dt. 06.02.2026

Body:

Order,

subject to specified conditions. Roc No. 293/2026/P2, Resolution No: 6, Subject: 321 Dt. 06.02.2026, M.Kalipatti Village Panchayat, is granted unanimously. Therefore, Subject to Specific Conditions, Salem District, Mecheri Panchayat Union, – M.Kalipatti Panchayat The proposal for Residential Layout with an extent 0.562 Acre or 2275.00 sq.m – Mettur Taluk – Mecheri Panchayat Union – M.Kalipatti Panchayat and Villlage- S.F.Nos: 186/1G, 186/1H1 and 186/2A1 Residential Plot No 1 to 14 It is here by ordered to grant Approval for the above mentioned Residential Layout

Conditions:

1. Salem District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department ROC.NO. SLM/L866RET4/52413/2025/TCP, Dated. 13.08.2025 and Residential Layout Technical Clearance /Concurrence /Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows APPROVAL No : SWP/DTCP/SALEM/LAYOUT NO:295/2025. Planning permission No 2/2025 All the Special conditions mentioned must be strictly followed.
2. Roads Constructed in the approved Residential layout should remain in same existing condition. No Changes should be made.
3. The Details of the plots divided in the approved layout map shall not be altered without the permission of this authority
4. Approved layout Plots should be used for construction of house only.No dangerous orobnoxious factories are allowed.
5. The Applicant shall pay the difference in rates of fees paid by the Applicant to this Panchayat, if any difference arises.
6. Every plot deed registration should be accompanied by a copy of this layout approval map.
7. The Applicant shall be bound by any changes of orders issued by the Government in the Policy regarding the recognition of land layout approval and Planning Permission.
8. The Applicant shall be at sole responsibility for civil suits arising out of deed registration sand changes inland ownership

Country

Planning Department, Salem.

2. Mecheri Sub-Register, Mecheri Sub-Register Office, Salem District.

3. Submitted to Assistant Director of Rural Development (Panchayat), Collectorate, Salem.

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

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.