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: 01/SWP/LPA/26-27 **Date:** 9/11/26 3:14 PM

From:

Village Panchayat

Dalavaipuram

To :

Thiru.K.A.Saleem and Thiru.A.Najmudeen No . 39/17 Geetha Nagar, Dharapuram,Tirupur

Online Application Number: XAWW9QJK

Sir/ Madam,

Sub :

Approval of Residential layout-Tirupur district- Technical approval has been received for the proposed residential layout measuring 1.8475 acres in Dhalavaipattanam Panchayat S.F.No.: 187/2B, 190/2,190/3C1 and 190/3C2 regarding approval and final approval of the Residential layout

Ref :

1. Town and Country Planning Department Tirupur zone through this process No: XAWW9QJK/2026/TCP Dated: 22.04.2026
2.Rural development and panchayat raj (PR-II(2)Department G.O.(Ms) No.180 Dt : 05.12.2024
3. Panchayat Resolution No 268/2026 Dt : 27.04.2024
4 Receipt of Local body Demand fee transaction id no : 11000375384744 Dt : 28.07.2026
5.Revenue Department Tashildar DR No 2026/32/04/000/57/8/SD Dt : 23.08.2026
6. Challan No : 20260728024775 Dt : 28.07.2026(Guideline value)

Body:

ORDER:-
Tirupur district- Dhalavaipattanam Panchayat-Technical approval for the proposed residential layout at 90/2,190/3C1 and 190/3C2 in an area of 1.8475 acres given by town and country planning Department Tirupur zone XAWW9QJK/2026/TCP The above proposed Residential layout is granted and warranted for approval of the plan and the permissions is subject to the following conditions.

1.Application Reference No XAWW9Q/2026 received single window portal from thiru K.A.Saleem and Thiru A.Najmudeen Dated 12.03.2026
2.Road Patteran Plan Approved by the district Town and Country Planning office Tiruppur Dated:07.04.2026
3.G.O No 79 Housing and Urben Development Department Dated:04.05.2017.
4.Letter No K.Dis E2/2288/2026/Dated 17.03.2026 of Joint Director Agri Deparment Tiruppur District.
5.Letter ROC .No 19799/2020/Dated 24.12.2020 of Director of Down and Country Planning Chennai (Circular)
6.Gift Deed Document No 3177/2026 Dated 10.04.2026 Updated by the Applicant thiru K.A.Saleem and Thiru A.Najmudeen on 12.03.2026
7.G.O.No.138 Department housing and Urben Development Department Dated 04.06.2004.
8.G.O.No 18 Deparment of Municipal administration and Water Supply dated 04.02.2019. G.O 16 Deparment of Municipal administration and Water Supply dated 31.01.2020 and G.O No 181 Department housing and Urben Development Department Dated 09.12.2020.
9.G.O.No 141 housing and Urben Development Department Dated 23.09.2020.
10.G.O.No 141 housing and Urben Development Department Dated 16.07.2022
11.Goverment Letter No 181 housing and Urban Development Department Dated 16.07.2022
12.Goverment Letter No 53 housing and Urban Development Department Dated 28.02.2024
13.Letter No 19113/4(3)/2017-1 housing and Urban Development Department Dated 30.08.2017
14.Letter No 13686/2017/LAY dated 08.09.2017 of Commissioner of Town and Country planning chennai (circular).
15.letter ROC No 320/2022/TCP 3 dated 07.01.2022 of Director of Town and Country planning chennai (circular).
16.Demand Raised for payment of Centage Charges Such as OSR Charges and centage charges Development charges Subdivision Charges Respectively Dated 07.04.2026 and 17.04.2026
17.Payment Details of OSR OSR Charges and centage charges Development charges Subdivision Charges received from the applicant Respectively on Dated15.04.2026 & 21.04.2026
18.letter ROC No 4367/2019/TCP 2 dated 14.08.2021 of Director of Town and Country planning chennai (circular).

Copy to :-

1.Block Development officer (VP) Dharapuram
2.Assistant Director panchayat and audit, Tirupur South
3.Thiru.K.A.Saleem and Thiru.A.Najmudeen No . 39/17 Geetha Nagar, Dharapuram,Tirupur

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruppur
Date:2026.09.11 15:14:22

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.