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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 90.2025

Date: 9/16/25 12:57 PM

From:

Executive officer

84e/1,Dindigul to Karur Main Road, Guziliyamparai post,Palayam,Guziliamparai(Tk),Dindigul(Dt),624703

To :

Mr.S.Subramaniyam, S/o Sangarappan, 10, 13th cross, Sengunthapuram, Karur, Karur District .

Online Application Number: KCAT12ID

Sir/ Madam,

Sub :

Layout - Dindigul District - Palayam Town Panchayat – Palayam Revenue Village - Survey No. 793/3U2 Patta No 10637 Granted Technical Approval for 46 Residential Plots covering an area of 2.00 acare (8100.00Sqm) - Issuance of Final Approval - Regarding.

Ref :

1.Deputy Director, Town and Country Planning, Dindigul - 624001 letter Roc.No. KCAT12ID/2025/TCP, ehŸ 21.02.2025 (Via Online)
2. This Office letter Roc.No.90/2025, Dated 11.08.2025.
3. Completion Report of infrastructure as proposed residential plots area by the Petitioner, Mr.S.Subramaniyam, S/o Sangarappan, 10, 13th cross, Sengunthapuram, Karur, Karur District . Their application date is .10.09.2025
4. Palayam Town Panchayat Meeting Note Date 15.09.2025

Body:

ORDER:

instructed to complete the development infrastructure in the area of the proposed layout, continues in Ref No. 3, Consequent to the completion report of the petitioner this office has inspected the proposed residential site and prepared report.

As seen in Ref No. 4 the detailed report was presented to the minute note of the meeting dated 15.09.2025 for the resolution to the Chairman of the Palayam Town Panchayat. The Resolution was passed by the Chairman and final approval is granted to the proposed 46 residential Plots situated in Survey No. 793/3U2 Patta No 10637 in Palayam Revenue Village, comes under the jurisdiction of Palayam Town Panchayat with the following Conditions.

Details of allotments of the plot for which final approval has been granted:-

1 Plot area : 2.00 acres or 8100 sq.m.

2 Allotted Plots : 46 Residential Plots

3 Proposed roads and corner curbs Road area : 3076.81 sq.m

4 Park : 502.31 sq.m

5 Allocation to Local Body : 25.68 sq.m

6 Sale to Tamil Nadu Power Generation and Distribution Corporation : 26.85 sq.m

7 Area of EWS Plots : Nil

Special conditions

1. Any person desiring to purchase the property, the applicant must separately ascertain the ownership of the property. And if any other individual claims the Ownership, they can settle the same before a court of

Executive officer

Signature valid

Signed by: Executive Officer
Location:Dindigul
Date:2025.09.16 12:57:57

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

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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.