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RE REGULATORY RECORD

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Verified RealEstate™
3/350/2 Mettukuppam,
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025-2026/Layout **Date:** 9/3/25 6:25 PM

From:

Village Panchayat

Panchayat Board office, panchayat, Perambalur (TK) & (Dist)., Pin: 621107

To :

1. R.ANAND
S/O Ravichandran,
No.2/115,Murugan Kovil Road, Thondamandurai East,
Veppanthattai taluk, Perambalur

Online Application Number: MFMAJDK7

Sir/ Madam,

Sub :

Residential Layout – Perambalur District – Perambalur Panchayat Union – Alambadi Panchayat – Aranarai(South) village – Comprised in S.F.No. 214/5B with the extent of 6250.00 Sq.m or 1.54 Acres – Technical Clearance issued by the DTCP – Final Approval issued.

Ref :

1. Applicant Thiru.R.Anand,Perambalur,Online Application No. MFMAJDK7/46032/2025, dated: 07.05.2025
2. Deputy Director, District Town and Country Planning Department, Perambalur District Letter ROC No. MFMAJDK7/46032/2025/PD/2025/TCP, dated:27.05.2025
3. G.O(Ms).No.181, Housing and Urban Development [UD4(1)] Department, dated: 09.12.2020
4. G.O(Ms).No.180, Rural Development and Panchayat Raj (P.R.-II(2)) Department, dated: 05.12.2024
5. Commissioner of Rural Development and Panchayat Raj Department, Chennai Letter Rc.No. 4870/2024/PRI.MIS-1, dated: 16.05.2025

Body:

As per the G.O. in reference 3rd cited, Final Order is hereby issued for Residential Layout with 26 plots comprised in S.F.No214/5B with the extent of 6250.00 Sq.m or 1.54 Acres of Aranarai (South) revenue village, Alambadi Panchayat to the Applicant Thiru. R.Anand,

Perambalur, based on the Planning permission / Technical clearance issued by the Deputy Director, District Town and Country Planning Department, Perambalur District in reference 2nd cited.

Further, it is ensured that Sub-division roads, Public use (A) and TANGEDCO(B) are handed over to Alambadi Panchayat and its original deed is received.

As per the G.O. in reference 4th cited, fee for approval are collected as follows:

1. Layout approval fee Rs.201822/-
2. Plot approval fee Rs.26000/-

As per the letter in reference 5th cited, Charges towards infrastructure development cost are collected as follows:

1. Laying the BT roads Rs. Nil (Since it is laid)
2. Providing Both sides open Drains Rs.158000/- (Since it is partly laid)
3. Providing 20W LED street lights Rs.90000/-
4. Providing Water Distribution Line Rs.58240/-

It is also ensured that Rs.12359/-(Challan No.20250903018949, date:03.09.2025) towards 3% of Market land value as land conversion charges is remitted to the concerned Head of account, as per the rule 9 of G.O.79, Housing and Urban Development Department, dated: 04.05.2017.

Encl: Layout map

Copy to:

1. R.ANAND, S/O Ravichandran,

Village

Signature valid

Signed by: Village Panchayat President
Location:Perambalur
Date:2025.09.03 18:25:34

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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