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RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: Resolution no: 51
Dated: 09.10.2025

**Date:** 11/11/25 2:38 PM

From:

Village Panchayat

Main Road, Karuvatchi Village & Post, Vikkiravandi Taluk.

To :

Tmt.K.Uma maheshwari,
No.87, Mariyamman Kovil Street,
Karuvatchi Village,
Vikravandi Taluk,
Villupuram- 605 201.

Online Application Number: VS9ILQ2B

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of Town and Country Planning - Villupuram District – Vikravandi Taluk –
Kanai Panchayat Union – Karuvatchi Panchayat / Village - S.F.Nos. 33/3B2 & 33/11B to an extent of 0.84 Acre (or) 3406 Sqm -
Technical clearance issued - forwarded for further action – Reg

Ref :

1. Applicants Tmt.K.Uma maheshwari, Online Reference No. VS9ILQ2B, Dated: 19.07.2025.
2. District Town and country planning Office, Villupuram District Letter No: VS9ILQ2B / 2025/TCP. (Road pattern issued on:
30.09.2025).
3. Joint Director, Agricultural Department, Villupuram District, Letter No.C2/8322/ 2025 Dated: 31.07.2025.
4. Circular from the Director of Town and Country Planning, Roc.No:19799 / 2020, Dated: 24.12.2020.
5. Applicants Tmt.K.Uma maheshwari, Gift deed (Local Body) Document No. 2474/ 2025 Dated: 08.10.2025.
6. G.O (Ms) No: 138, Housing and Urban Development Department, Dated: 04.06.2004.
7. G.O(Ms) No:79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O(Ms) No:18, Department of Municipal Administration and Water Supply,Dated:04.02.2019 and G.O (Ms) No: 16,
Department of Municipal Administration and Water Supply,
dated: 31.01.2020.

9. G.O (Ms) No: 141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O (Ms) No: 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. Applicants Tmt.K.Uma maheshwari, Letter Dated: 10.10.2025 (Demand Fee).
15. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
Ref :
16. G.O (Ms) No.58, Housing and Urban Development Department, dated: 05.03.2024.
17. Online layout Application No: VS9ILQ2B/2025 (received NOC is deemed to be granted by the FOREST and is effective
08/09/2025)
18. Karuvatchi Village Panchayat Resolution No: 51 Dated: 09.10.2025

Body:

Your application for layout approval has been scrutinized, and permission is granted as mentioned below. Villupuram District / Vikiravandi Taluk – Kanai Panchayat Union – Karuvatchi Panchayat / Village. .F.Nos. 33/3B2 & 33/11B to an extent of 0.84 Acre (or) 3406 Sqm – Total No of Plots .17

Local Body collected Rs. 1000/- per plot as Layout Fees. Layout Approval Fees Rs.53532/- and Inspection Fees Rs.1000/- So totally Amount Rs.54532/- collected for this layout approval from Karuvatchi Panchayat.

Gift deed (Local Body) Document No. 2474/ 2025 Dated: 08.10.2025. for Roads and Public allocation received from Kondur Panchayat.

So Karuvatchi Panchayat approved this layout subject to the conditions of DTCP and Local Body.
In Future any Discripencies found in the layout local body approval may be cancelled without any cost.

**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.