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RE REGULATORY RECORD

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025 **Date:** 12/20/25 2:09 PM

From:

Village Panchayat

Panchayat Office,Elanthalapatty, Alathur(tk) perambalaur (DT) 621114

To :

Tmt.T.LAKSHMI,
4/195, KALOTTAR STREET,
SIRUVACHUR,
PERAMBALUR DISTRICT

Online Application Number: 4DSHUOIF

Sir/ Madam,

Sub :

Residensial Layout- Perambalur District Town and Country Planning Officer - Perambalur District - Alathur Taluk -Alathur Panchayat Union –Elanthalapatty Village -Comprised in S.FNos:490/1A2with site extent of 35600.00 sq.m or 8.79 Acres - Technical Clearance Issued - Forwarded for further action – Reg

Ref :

1.Applicant.Thiru.R.Thangavel, Power Agent,Perambalur,Online Application No. 4DSHUOIF/57176/2025,dated: 16.11.2025.
2. District Town and country planningOffice, Perambalur District Letter No. 4DSHUOIF/57176/2025/ PD. (Road pattern issued on dated: 28.11.2025).
3. Joint Director of Agriculture department, Perambalur, Letter No. U4/9015/2025, Dated: 19.11.2025.
4.Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020
5. Applicant.Thiru.R.Thangavel, Power Agent,Perambalur,Dated: 01.12.2025. (Gift Deed No.3165/2025,Dated:01.12.2025)
6. G.O.138,Housing and Urban Development Department, Dated: 04.06.2004
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O.18, Department of MunicipalAdministration and Water Supply, Dated 04.02.2019 and G.O.16Department of Municipal Administration and Water Supply,dated: 31.01.2020.

9. G.O.141, Housing and UrbanDevelopment Department, Dated: 23.09.2020.
10. G.O.181,Ref :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 andCountry Planning, letter no.13686/2017/LA1, dated:08.09.2017.
13. Circular from the Director of Town andCountry Planning, Roc No.320/2022/TCP3, Dated:07.01.2022
14. Demand payment Request on Dated: 03.12.2025(Requiring payment of Centage Fee and Development Charge).
15.Applicant. Thiru.R.Thangavel, Power Agent,Perambalur,Letter, Dated: 03.12.2025 (Remitted of Centage Fee andDevelopment Charge).
16. Circular from the Director of Townand Country Planning, Roc No. 4367/2019/TCP2, Dated:14.10.2019
17. G.O.141, Housing and Urban Development Department, Dated:16.07.2022
18. G.O. Ms. No.53, Housingand Urban Development Department, Dated: 28.02.2024.
19.G.O. Ms. No.01, Rural Development and Panchayat Raj (PR-1) Department, Dated: 06.01.2025.
20. The Chairperson,Tamilnadu Real Estate Regulatory Authority, Chennai circular letter No.TNRERA/A3/1678/2025, Dated.07.05.2025.
21.BLOCK DEVELOPMENT OFFICERS(V.P) ALATHUR SITE VERIFIED ON 19.12.2025
22. DEMAN PAID ON 19.12.2025

Body:

PERAMBALUR DISTRICT, ALATHUR TALUK, ALATHUR PANCHAYAT UNION, ELANTHALAPATTY VILLAGE PANCHAYAT DTCP APPROVAL NO. ROC NO.4DSHIOIF/57176/2025/PD/2025/TCP DATED.06/12/2025 SURVERY NO OF ELANTHALAPATTY VILLAGE S.F.NO.490/1A2 SUBDIVISION OF 1 TO 187 PLOTS ON 8.79ACRES (OR)35600 SQM OF LAND WITH THE NAME IS (GOLDEN CITY) RECOGNIZED AS A NEW RESIDENTIAL LAYOUT AND FINAL APPROVAL IS GIVEN BELOW THE FEES/STRUCTURE (INSPECTION FEE RS.10000,WATER DISTRIBUTION LINE FEE RS.168000, OHT DEPOSIT AMT RS.260000 AND OTHER FEE RS.570056, TOTALLY PAID RS.1008056 ON 19.12.2025) BY - ELANTHALAPATTY VILLAGE PANCHAYAT AS PER RULES AND REGULATIONS OF THE G.O Perambalur District

Village

Signature valid

Signed by: Village Panchayat President
Location:Perambalur
Date:2025.12.20 14:09:44

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.