

RE

REGULATORY RECORD

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Layout Application - Final Approval Letter



Roc No: 75/2025/A1

Date: 5/31/25 6:03 PM

From:

Executive officer

55, West Pondy Road, Valavanur, Villupuram(Tk), Villupuram(Dt), 605108

To :

Tvl. Rajesh Kumar & Naga Prasanna Kumar, No.10, Muthu Muthaliyar Street, Thavalakuppam, Pudhucherry

Online Application Number:

VG5CG52B

Sir/ Madam,

Sub :

Approval of Layout - Villupuram District - Valavanur Town Panchayat - Valavanur Revenue Village - Survey no. 751/1, and 752 Technical approval was given by the Town and Country Planning Department (Planning Permission) for a new Residential Layout Extent of 3.533 acres- Regarding approval of the Residential Layout and final approval - Regarding.

Ref :

1. District Town and Country Planning Office. Villupuram District Letter No. VG5CG52B /2025/TCP (Provided as per Road Pattern map issued on: 13.01.2025)
2. Valavanur Sub-Registrar Office Gift-Deed Document No. 174/2025 dated. 20.01.2025.
3. Villupuram District Assistant Director of Town and Country Planning Roc.no. VG5CG52B /2025/TCP Dated: 29.01.2025 (Technical Approval granted)
4. This Office letter Note No.75/2025/A1 dated 19.02.2025
5. This Office letter No.75/2025/A1 dated. 26.02.2025
6. Villupuram District Assistant Director of Town and Country Planning Roc. No. VG5CG52B /2025/TCP Dated. 29.01.2025.
7. Demand Date of payment on 14.05.2025 by Mr. Rajesh Kumar & Naga Prasanna Kumar
8. Valavanur Town Panchayat Council Resolution No.

Body:

Villupuram District, Villupuram Taluk, Valavanur Selection Grade Valavanur Village Survey No. 751/1 and 752 3.533 Acres of the new layout, following approval in the letter of the Assistant Director of Villupuram District Town and Country Planning Department with reference to the 1st letter cited Road pattern issued for layout map, and the allocation of roads, parks and public OSR etc. It was requested to hand over the Road pattern for Residential layout as been issued. Further the applicant Tvl. Rajesh Kumar & Naga Prasanna Kumar Gifted the road, road splay area, public purposes and park areas have handed over to the local body vide Gift-deed Document no. 174/2025 dated: 20.01.2025.

In Continuation with reference to the 6th letter cited as per the condition the layout has been approved and approved no. L.P./A.D.T.C.P(VD) No. 25/2025 issued as technical approval. Subsequently, through the Local authority was requested to provide Roads for the handed over in the said layout and to provide basic facilities such as storm water drain, street lights and drinking water supply. Following that, the applicant expressed his willingness to carry out the basic facilities works at his own expense in the application, and the basic facilities were provided by the layout owners. After that Local Authority generated a demand to relevant fees has been paid online through the online channel and the resolution has been added to the Town Panchayat Council with reference to the 8th letter cited to approve the above residential layout. Therefore according to the conditions of Villupuram District Town and Country Planning Assistant Director and the following conditions, Valavanur Village Survey No. 751/1 and 752 Among the 81 Plots set up on 3.533 acres of Residential layout has been approved with following Conditions.

Terms and Conditions

1. The Applicants cannot claim any right to the roads, parks and public OSR allocations as per the Gift-deed of Valavanur sub-registrar's office found in Reference cited no.(2).
2. Villupuram Zone Town and Country Planning Assistant Director's letter No. VG5CG52B /2025/TCP Dated on 29.01.2025 for the layout No. 25/2025 numbered and given technical approval, no change shall

Signature valid

Signed by: Executive Officer
Location: Villupuram
Date: 2025.05.31 18:03:07

Executive officer



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.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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
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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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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