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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: Porkunam Vp /
Resolution No : 69

**Date:** 9/7/26 6:35 PM

From:

Village Panchayat

Porkunam

To :

R.Devendiran ,
No.573, Vasantha Puram
Agaram Sippandhi,
Nayudumangalam,
Tiruvannamalai Taluk,
Tiruvannamalai District - 606802

Online Application Number: 5MLICZB7

Sir/ Madam,

Sub :

Residential Layout - Office of the District town and country planning, Tiruvannamalai District - The proposal for a Residential Layout with an extent of 0-48.60 Hectare (1.20 Acres) in S.F.No. 20/2A2 of Porkunam Village and Panchayat, Thurinjapuram Panchayat Union

Ref :

1.Applicant Mr. R.Devendiran , Letter No. 5MLICZB7, Dated:28.04.2026
2.District Town and country planning Office, Tiruvannamalai District Letter No. 5MLICZB7 /2026/TVM. (Road pattern issued on dated: 19.06.2026).
3. Joint Director Of Agricultural Department, Tiruvannamalai District Letter No: E2/5330/2026, Dated : 26.05.2026
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
5. Applicant Mr. R.Devendiran , Letter No. 5MLICZB7, Dated:01.07.2026 (Gift deed document no:1410/2026 dated:30.06.2026).
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 Municipal Administration and WaterSupply,Dated:04.02.2019 and G.O.16 Department of Municipal
Administration and Water Supply, dated: 31.01.2020.
9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10.G.O.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.Demand payment Request Letter, Dated:01.07.2026 (requiring payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee, Development charge,
Subdivision charge and Flag Day Fund)

Body:

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the District Town and Country Planning on 19.06.2026 Further the Applicant Mr. R.Devendiran has gift deed the Roads, Road Splays PP-1 site (reserved local body) & PP-2 site (reserved for TANGEDCO) has been handed over to the local body on: 30.06.2026. Hence, this residential layout has been approved with below conditions.

Our application for layout approval has been scrutinized, and permission is granted for Patta No : 1507 and as well as Survey No : 20/2A2 of Porkunam Village Panchayat ,Tiruvannamalai District .The layout is approved and the applicant ROC NO : 5MLICZB7 /2026/TCP has been issued with SWP/DTCP/TIRUVANNAMALAI/LAYOUT NO : 181/2026

**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.