Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: A1/259/2025

Date: 12/11/25 7:28 PM

From:

Executive officer

39,Pondy road,Marakkanam,Marakkanam(Tk),villupuram(Dt),604303

To :

Tmt.R Thenkumari w/o Ravikumar,
30, Bangalaw Street,
Marakkanam Post and Taluk,
Villupuram District.

Online Application Number: HITPVAL2

Sir/ Madam,

Sub :

Approval of Layout - Villupuram District-Marakanam Town Panchayat - Marakanam South Village Survey No.468/5B - Residential plot for an Extent of 1.83 acres (7400 Sq. metres) land – 48 No of Residential Plots laid by Thenkumari (Tmt) R – Residential Layout Technical Concurrence Issued – Final Residential Layout Approval Issued - Regarding

Ref :

1. Applicant Tmt. R. Thenkumari, The layout proposal received through online vide reference No: HITPVAL2, Dated : 02.08.2025.
2. District Town and country planning Office, Villupuram District Letter No. HITPVAL2/2025/TCP. (Road pattern issued Date:17.09.2025).
3. G.O.(Ms.)No.138, Housing and Urban Developmentdepartment dated: 04-06-2004.
4. Ordinance No:79, Department of Housing and Urban Development dated:04.05.2017.
5. Ordinance No:18, Department of Housing and Urban Development Dated:04.02.2019
6. Ordinance No:16, Department of Housing and Urban Development dated:31.01.2020.
7. Ordinance No.141 Department of Housing and Urban Development (UD4(3)) Department Date:23.09.2020.
8. Ordinance No.181 Department of Housing and Urban Development (UD 4(3)) Date: 09.12.2020.
9. Circular No.13686/2017/DUH1 dated 08.09.2017 of Urban Development Commissioner, Chennai.
10. Letter No. C2/8784/2025 dated.13.08.2025 from the Joint Director, Department of Agriculture, Villupuram District.
11. District Forest Officer, Villupuram Division letter K.Dis. No.2234/2025 dated.

26.06.2025.

12. Executive Officer, Marakkanam Town Panchayat Lr.No.A1/156/2025 Dated:24.07.2025.

Body:

As per the GO cited above vide (1) to (6) and circular cited by The Directorate of Town and Country planning , Chennai vide (7)and the other online application received for the issuance of concurrence for the residential layout at Villupuram District, Marakanam Taluk, Marakanam South Village, Survey No. 468/5B at an extent of 1.83 acres (7400 sq. mtrs) 48 No of residential plots approval formed by Tmt.Thenkumari w/o Ravikumar and following the application on the single window portal website as per ref (1). In continuation, with reference to the 2nd letter cited, Road pattern for Residential layout has been issued by the Villupuram District office on 17.09.2025. Further the Applicant Tmt.R Thenkumari, has gifted the road, road splay & Public Purpose areas have handed over to the local body vide Gift Deed Document. 5190/2025 Dated.26.09.2025.

The Assistant Director, District Town and Country planning Office, Villupuram District as approved a Technical concurrence approval through SWP Application Number: HITPVAL2/2025/TCP Dated.20.11.2025 and Road approval L.P/A.D.T.C.P (VD) No.270/2025. Further, in order to process final approval to the Newly formed layout, The Junior Engineer (Town Planning) personally conducted a field inspection of the said layout on 26.11.2025 and Demand letter issued to layout owner as per Ref (19) was issued to the Layout owner. A Technical Concurrence as also been approved by the board of council and Resolution passed cited as per ref (18). As per the above details, the Demand amount raised on the website for Rs.572454/- which has been paid by the Owner of the layout and the above said amount has been remitted in Indian Bank, Aadyar Branch Account No. 7316068621 of Indian Bank maintained under

extent of 1.83 acres (7400 sq. mtrs) 48 No of residential plots with the subjected terms and Special Conditions.

Special Terms and Conditions

1. Alteration of road layouts, dimensions, public utility dimensions and further subdivision of the plot contrary to the map approved by the Urban Development Department shall not be done without the prior approval of the Urban Development Department.

2. Plots located at the junction of two roads should be laid out with the Splay shown on the approved map.

3. No plot shall be sold, leased or otherwise transferred or any building constructed on any plot before fulfilling the above two conditions.

4. Any plot shown on the approved map shall be used only for the construction of residential houses other than plots selected for public purposes. Also, in the places where the land use is requested, only used for Residential purpose as mentioned in the TNCDBR-2019 should be allowed by the local government only after obtaining the prior approval of the Urban Development Department.

5. If a low voltage/high voltage power line/telegraph line is located inside the plot, the line should be shifted to the edge of the road or as shown on the approved plot plan.

6. The hollow part of the plot should be raised to the street level.

7. Shade trees on all streets exceeding 7.2 meters in width should be planted not more than 9.00 meters in succession and 1.00 meters from the road boundary.

8. The petitioner should obtain approval from the concerned Executive Officer, Marakkanam Municipality. Before construction of buildings on the land in the subdivision, permission should be obtained from the Urban Development Department and the local government for each building.

9. The Above said Layout is approved through the Planning Permission/Concurrence issued by District Town and Country Planning Office, if any allegation and error raised regarding the right of land for the plots, the decision will be taken by the local body.

10. Once the petitioner receives the approval of the plot map from the Director of Town and Country Planning, the approved plot map should be permanently published at the entrance gate of the plot without any change/removal for public viewing and also the resolution number and date of the approval of the plot should be clearly mentioned.

11. The land ownership is considered and recognized as per the land title documents submitted by the petitioner and it is also stated that no right can be asserted on the ground that the plot has been approved where there is no actual land title.

12. If the evidence provided regarding land ownership and the documents submitted for consideration are found to be incorrect or the approval for planning Permission/ concurrence may be cancelled by the Town Panchayat without any prior notice.

13. A copy of the plan approved by the Urban Development Department along with a copy of this order must be provided to the buyers of the plots while selling the plots for sale.

14. The proposed roads, Storm water drainage, drinking water facility with main water tank, street lights should be constructed as per local government standards. This guarantee will be cancelled if all the above works are not satisfactory to the municipal administration.

15. All fees paid for this property are subject to audit. If any objection is raised in the audit regarding the charges collected for the plot or if the amount is directed to be paid, the entire amount shall be paid by the plot owner in one instalment.

16. If any fault is found in the conditions permitted in the above plot and any complaints are received and found with proper evidence, this warranty will be cancelled without any prior notice.

Executive officer

Signature valid

Signed by: Executive Officer
Location:Vilupuram
Date:2025.12.11 19:28:56

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

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

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.