Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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

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தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : விழுப்புரம் வட்டம் : மரக்காணம்

வருவாய் கிராமம் : வடகோடிபாக்கம் பட்டா எண் : 1200

உரிமையாளர்கள் பெயர்

1. மணிகண்ணன் மனைவி கோகிலப்பிரியா -

| புல எண் | உட்பிரிவு | புன்செய் | | நன்செய் | | மற்றவை | | குறிப்புரைகள் |
|---|---|---|---|---|---|---|---|---|
| | | பரப்பு | தீர்வை | பரப்பு | தீர்வை | பரப்பு | தீர்வை | |
| | | ஹெக் - ஏர் | ரூ - பை | ஹெக் - ஏர் | ரூ - பை | ஹெக் - ஏர் | ரூ - பை | |
| 74 | 2A | 0 - 91.76 | 3.85 | -- | -- | -- | -- | 2025/0105/07/677696--2025/07/11/000178SD<br>------<br>Digitally signed:NEELAVENI A<br>Tahsildar<br>11/10/2025 06:12:46:PM |
| | | 0 - 91.76 | 3.85 | | | | | |

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **P/07/11/205/01200/80513** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 18-11-2025 அன்று 03:42:12 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

1..புத்தகம் 20..... வருடத்திய...6168

ஆவணம் .....19.....தாள்களைக் கொண்டது.

.....28.....வது தாள்.

பதிவு அலுவலர்
மரக்காணம்.

**Town and Country Planning Department**
56 A, Govt Hospital Road, Villupuram

(Road Pattern)

ROC No. 6VX2QNOT/2025/TCP

Date : 11/10/25 6:37 PM

To

Tmt. KOHILA PRIYA B,
NO.21, KRISHNA NAGAR ANNEX,
MADURAVOYAL,
CHENNAI,600095

Sir/ Madam,

Sub

Layout-DTCP -Villupuram Distrct– Marakkanam Taluk – Marakkanam Panchayat Union- Vadakodipakkam Panchayat & Village S.F.No:74/2A – Extent 2.26 Acre (9176 Sq.m) - Layout Road Pattern approval reg.

Ref:

1. Applicant Tmt. KOHILA PRIYA B ,The layout proposal received through online vide reference No: 6VX2QNOT, Dated : 30.10.2025
2. Joint Director, Agriculture Department Dry Land NOC Lr.No.C2/12007/2025, Dated.07.11.2025
3. DTCP circular no. 24282/2005LA2 dated 04/05/2006.
4. G.O.(Ms.)No.18, MA&WS department dated: 04/02/2019 and G.O.(Ms.)No.16, MA&WS department, dated:31/01/2020.
5. G.O.(Ms.)No.181, Housing and urban development department, dated: 09/12/2020.
6. DTCP Circular no.19799/2020/T dated 24/12/2020.

1.The proposal received in the reference 1st cited for the proposed layout of house site is scrutinized and as per reference (4) rd cited rule no.47 the area earmarked as roads in the proposed layout. As per reference (5& 6)th cited have to be handed over to concerned local body through a gift deed by the applicant/owner of the land. As per reference (4) rd cited rule no. 47(8) 0.5% of the area reserved for public purpose shall be transferred to the TANGEDCO or local body free of cost through a registered Gift deed before the actual sanction of the layout.
2.In the reference 5th cited, it is ordered that the DTCP should finalize the layout by verifying the layout rules in TNCD&BR, 2019 and the lands earmarked for roads and public purpose to be gifted by the applicant(s) and gift deed registered in the name of the concerned local body.
3. You are therefore, requested to handover the road space, and the PP-1 site (reserved local body) & PP-2 site (reserved for TANGEDCO) proposed in the layout through a registered gift deed. A copy of the road pattern map showing the road space and the PP-1 & PP-2 sites with area details which have to be handed over to the local body represented by the DTCP along with a copy of gift deed format is enclosed.
4.On receipt of the registered gift deed in original, the approved plan will be sent to the for sanctioning of the layout.

Encl: Road Pattern Map

Copy to:

1. Local body
2. TANGEDCO

புத்தகம் 2025 வருடத்திய 6168
ஆவணம் 19 தாள்களைக் கொண்டது.
19 வது தாள்.
பதிவு அலுவலர்
மரக்காணம்.

District Town and Country Planning
Signature valid
Signed by: Assistant Director
Location: Villupuram
Date: 2025.11.10 18:37:13

# R/மரக்காணம்/புத்தகம்-1/6031/2025

இந்த ஆவண R/மரக்காணம்/புத்தகம் 1/6168/2025 ஆவணத்தினால் சீர்திருத்தம் செய்யப்படுகிறது.

நாள்: 18/11/2025

சார்பதிவாளர்,
சார்பதிவாளர், மரக்காணம்
மரக்காணம்

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.