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: 9S7OGDUI/2025/TCP

Date: 7/19/25 8:45 AM

From:

Village Panchayat

Konai

To :

Tvl. Balu & Yasar Arafath,
No: 3/39, Pillaiyar Koil Street,
Kadagampundi,
Minambur ,
Villupuram – 604205

Online Application Number: 9S7OGDUI

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of Town and Country Planning - Viluppuram Distrct– Gingee Taluk - Gingee
Panchayat Union – Appampattu Panchayat & Village S.F.No: 44/2B1, 44/2B2, 44/2B3 Extent 1.49 ½ Acre or 6050 Sq.m –
Technical clearance issued

Ref :

1) Applicants Tvl. Balu & Yasar Arafath, The layout proposal received through online vide reference No: 9S7OGDUI, Dated:
23.05.2025
2) District Town and country planning Office, Villupuram District Letter No. 9S7OGDUI /2025/TCP. (Road pattern issued
date:10.06.2025)
3) Joint Director , Villupuram District, Agri NOC Letter No.C2/6030/2025, Dated:03.06.2024
4) Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020,
Dated: 24.12.2020.
5) Applicants Tvl. Balu & Yasar Arafath, Gift deed (Local Body) Document No. 2453/2025,Dated: 13.06.2025.
6) G.O(Ms) No:138, Housing and Urban Development Department, Dated: 04.06.2004
7) G.O(Ms) No:79, Housing and Urban Development Department, Dated: 04.05.2017.
8) G.O(Ms) No:18, Department of Municipal Administration and Water Supply, Dated:04.02.2019 and G.O (Ms) No: 16,
Department of

Municipal Administration and Water Supply, dated: 31.01.2020.
9) G.O (Ms) No:141, Housing and Urban Development Department, Dated: 23.09.2020
10) G.O (Ms) No: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) Applicants Tvl. Balu & Yasar Arafath, OSR Charges, Dated: 17.06.2025 & Centage Charges & Developement Charges , Dated: 24.06.2025.
15) Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
16)Village Panchayat Resolution No 28/2025 Dated 19.07.2025
17)Local Body Demand Collected ,Dated 19.07.2025

Body:

With reference to the 1st letter cited,Applicants has requested for the approval of Residential layout in Villupuram District, GingeeTaluk - Gingee Panchayat Union – Konai Panchayat, Appampattu VillageS.F.No: 44/2B1, 44/2B2, 44/2B3 Extent 1.49 ½ Acre or 6050 Sq.m
The layout proposal received in this for concurrence.
In continuation,with reference to the 2nd letter cited,Road pattern for Residential layout has been issued by the Villupuram District office on 10.06.2025. Further the applicantsTvl. Balu & Yasar Arafath has gifted the road,road splay,Public Purpose & Park areas have handed over to the local body vide Gift deed document No:2453/2025,Dated: 13.06.2025 .The tar road has been laid and the amount has been paid to the Tamil Nadu Electricity Board for street lighting.
Residential layout with konai village panchayat Resolution No. 28/2025 Dated 19.07.2025 Hence,this Residential layout has been approved

Village

Signature valid

Signed by: Village Panchayat President
Location:Vilupuram
Date:2025.07.19 08:45:47

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.