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: 06/02.02.2026 **Date:** 2/9/26 10:53 AM

From:

Village Panchayat

IRUMBAI

To :

Tmt.R.Kasthuribai,
No.30, Louie Pragasam Street,
Puduchery- 605101.

Online Application Number: 6CY18AUF

Sir/ Madam,

Sub :

Residential Layout -Villupuram District - Vanur Taluk – Vanur Panchayat Union - Irumbai Panchayat and Village S.F.No.139/1A1,139/1B1 & 139/1C2 &– Extent 1.00 Acre (4056 Sq.m) –
Final Approval issued- forwarded for further action – Reg.

Ref :

1. Applicant Tmt.R.Kasthuribai Online Reference No. 6CY18AUF dated:26.01.2026.
2. District Town and country planning Office,Villupuram District Letter No.6CY18AUF /2026/TCP.(Road pattern issued on dated:30.01.2026.).
3. Joint Director, Agriculture Department Dry Land NOC Lr.No. C2/828/2026, Dated.28.01.2026.
4. Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020, Dated: 24.12.2020.
5. Applicant Tmt.R.Kasthuribai Gift deed (Local Body) Document No.694/2026, Dated: 02.02.2026.
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 WaterSupply, 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.Applicant Tmt.R.Kasthuribai , Letter Dated:04.02.2026 (Centage Charges, SubDivision Charges and Development Charges).
15. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
16.Approval Charges Paid in Irumbai Panchayat Dated: 07.02.2026.
17. Irumbai Panchayat Resoulution No: 06 Dated: 02.02.2026.

Body:

With reference to the 1st letter cited, Applicant has requested for the approval of Residential layout in Villupuram District , Vanur
Taluk, VanurPanchayat Union, Irumbai Panchayat and Village S.F.No.139/1A1,139/1B1 & 139/1C2 &– Extent 1.00 Acre (4056 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 VillupuramDistrict office of District Town and country planning on 07.01.2026. Further the Applicants Tmt.R.Kasthuribai, Gift deed (Local Body) Road, Road & Public Purpose areas have handedover to the local body vide Gift deed document No..694/2026 Dated:02.02.2026. and Approval Fees Paid in Panchayat Dated : 07.02.2026. The layout is approved and the applicant ROC NO : 6CY18AUF/2026/TCP has been issued with L.P/A.D.T.C.P (VD) No: 33/2026. Hence, this Residential layout has been approved with the following conditions.

Conditions
1.a) With reference to the 8th cited and 10th Government order, if the located site lies in the Municipal/ Corporationareas:
Collecting the necessary fees including the charges
for providing amenities like roads,storm water drains and street lights from the applicantsAfter collecting the necessary fees the
final layout sketch, permit of planning authority
along with approval of Local Body shall be issued to the applicant(s) directly.
b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning
authority along with the permit of local body to
the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains,
water supply facilities by constructing required
OHT, provide necessary street lights etc., as per the standards specified by the local body
2.With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval order after transfer of
earmarked road areas S.F.No sub-division in
favour of concern local body.
3.The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have
approved the Tamil Nadu Real Estate (Regulation &
Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any
manner any plot, apartment or building, as the
case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority.
The applicant has requested to follow the
protocols as per instruction given by TNRERA.
4. If any Land Leagle Problem and any Issues offter Approval cancel of the order With any reason.

Signature valid
Signed by: Village Panchayat President
Location:Vilupuram
Date:2026.02.09 10:53:11

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

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.