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RE REGULATORY RECORD

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: FM7V7T44/TCP/2026 **Date:** 6/26/26 12:42 PM

From:

Village Panchayat

Village Panchayat Office
Chennai main Road, Panayapuram &Post
Vikravandi Taluk 605601

To :

Thiru. D.Rahul Kumar,
No : 43, Sami Street,
Choolai,
Vikravandi,
Panayapuram,
Vilupuram, - 600112

Online Application Number: FM7V7T44

Sir/ Madam,

Sub :

Residential Layout - DTCP - Villupuram District – Vikravandi Taluk - Vikravandi Panchayat Union- Panayapuram Panchayat and
Panayapuram Village - S.F.No. 60/6 and 60/7 – Extent 2.25 Acre (9100.00Sq.m) – Technical clearance issued with the following Panchayat resolution Number : 01/2026, Dated : 22.06.2026

Ref :

1.Applicant Thiru. Rahul Kumar The layout proposal received through online vide reference No: FM7V7T44/2026 ,dated :
04.05.2026.
2.District Town and country planning Office,Villupuram District Letter No. :FM7V7T44/2026.(Road pattern issued on
dated:19.05.2026).
3.Joint Director, Agriculture Department Dry Land NOC Lr.No.C2/4897/2026, Dated.06.05.2026.
4.Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020, Dated: 24.12.2020.
5.Applicant Thiru. Rahul Kumar Gift deed (Local Body) Document No.2349/2026, Dated: 21.05.2026.
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 DevelopmentDepartment, 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:25.05.2026.
15.Applicant Thiru. Rahul Kumar Letter Dated:25.05.2025 and 26.05.2026 and (Centage Charges, SubDivision Charges ,
Development Charges and OSR Charges).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019
17. Village panchayat resolution Number : 01/2026, Dated : 22.06.2026

Body:

With reference to the 1st letter cited, Applicant has requested for the approval of Residential layout in Villupuram District ,
Vikravandi Taluk , Vikravandi Panchayat Union, Panayapuram Panchayat and Panayapuram Village , S.F.No. 60/6 and 60/7 –
Extent 2.25 Acre (9100.00Sq.m) forwarded to District Town and Country Planning, Villupuram District 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 19.05.2026. Further the applicant Thiru. Rahul Kumar has gifted the road, roadsplay areas,public
purposes area have handed over to the local body vide Gift deed document No. 2349/2026, Dated: 21.05.2026. .
Fees amount collected Rs.1,92,600/- through online with the Receipt Number : 2026062265088, transaction id : 11000368909679,

Hence, this Residential layout has been approved with the following resolution number : 01/2026, dated : 22.06.2026

Copy to

Address:
1.Thiru. D.Rahul Kumar,
No : 43, Sami Street,
Choolai,
Vikravandi,
Panayapuram,
Vilupuram, - 600112.

2.Tahsildar,
Vikravandi Taluk
Villupuram District.

3.Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.133G-Block,I Avenue,
Anna Nagar (East),
Chennai-600102.

4.Sub Registrar,
Vikravandi,
Villupuram District.

5.Assistant Director,
Survey and Land Records,
Villupuram District.

Signature valid

Signed by: Village Panchayat President
Location:Vilupuram
Date:2026.06.26 12:42:54

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

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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

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/tools

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/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.