

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.

Layout Application - Final Approval Letter



Roc No: Roc No.185/2025/A1

Date: 9/23/25 6:07 PM

From:

Executive officer

55,West Pondy Road,Valavanur,Villupuram(Tk),Villupuram(Dt),605108

To :

Tvl. Munisamy & Saravanan, No.08, 1st Cross street, Thirukuralar Nagar, Arumbarthapuram, Villiyanur, Puducherry - 605 110.

Online Application Number:

GOXRY8JY

Sir/ Madam,

Sub :

Approval of Layout - Villupuram District - Valavanur Town Panchayat - Kumarakuppam Revenue Village - Survey no. 39/1A1B Technical approval was given by the Town and Country Planning Department (Planning Permission) for a new Residential Layout Extent of 0.93 acres – Regarding approval of the Residential Layout and final approval - Regarding.

Ref :

1. Assistant Director, Town and Country Planning, Villupuram Roc No.GOXRY8JY/2025/TCP Date.04.06.2025.
2. Valavanur Sub-Registrar Office Gift-Deed Document No. 1583/2025 dated. 02.05.2025.
- 3.This Office letter Note No.185/2025/A1 dated 10.06.2025
4. This Office letter No.185/2025/A1 dated. 16.07.2025
5. Demand Date of payment on 10.09.2025
6. Valavanur Town Panchayat Council Prior Approval Dated: 19.09.2025.
7. Related Documents.

Body:

Villupuram District, Villupuram Taluk, Kumarakuppam Village Survey No. 39/1A1B, 0.93 Acres of the new layout, following approval in the letter of the Assistant Director of Villupuram District Town and Country Planning Department with reference to the 1st letter cited for layout map, and the allocation of roads. It was requested to hand over the Road pattern for

Residential layout as been issued. Further the applicant Gifted the road, road splay area, public purposes have handed over to the local body vide Gift-deed Document no. 1583/2025 dated: 02.05.2025.

In Continuation with reference to the 6th letter cited as per the condition the layout has been approved and approved no. L.P./A.D.T.C.P(VD) No. 125/2025 issued as technical approval. Subsequently, through the Local authority was requested to provide Roads for the handed over in the said layout and to provide basic facilities such as storm water drain, street lights and drinking water supply. Following that, the applicant expressed his willingness to carry out the basic facilities works at his own expense in the application, and the basic facilities were provided by the layout owners. After that Local Authority generated a demand to relevant fees has been paid online through the online channel and the Council Prior Approval approve the above residential layout.

Therefore according to the conditions of Villupuram District Town and Country Planning Assistant Director and the following conditions, Kumarakuppam Village Survey No. 39/1A1B Among the 17 Plots set up on 0.93 acres of Residential layout has been approved with following Conditions.

Terms and Conditions

1. The Applicants cannot claim any right to the roads, parks and public OSR allocations as per the Gift-deed of Valavanur sub-registrar's office found in Reference cited no.(2).
2. Villupuram Zone Town and Country Planning Assistant Director's letter No. GOXRY8JY /2025/TCP Dated on 04.06.2025 for the layout No. 125/2025 numbered and given technical approval, no change shall

Executive officer

Signature valid

*Signed by: Executive Officer
Location: Villupuram
Date: 2025.09.23 18:07:25*



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](#)



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

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

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

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



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.

