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: 02/2026 **Date:** 1/14/26 6:16 PM

From:

Village Panchayat

Elagirir Hills Panchayat

To :

Thiru.L.K.Lalithkumar

Online Application Number: T1QQHKEA

Sir/ Madam,

Sub :

Residential Layout Approval – Yelagiri Hills Panchayat and Village to Grant Permission to an Extent 0-42.10 Hect (or) 4210.00 Sq m The Land Bearing S.F.No.138/5– Tirupathur District , Tirupathur Taluk , Jolarpet Panchayat Union , Yelagiri Hills Panchayat and Nilavoor Village Technical Approval is Issued.

Ref :

1. Applicant Thiru.L.K.Lalithkumar, Online Reference No. : T1QQHKEA/2024/THP dated: 06.12.2024.

2. District Town and country planning Office, Tirupathur District Letter No. T1QQHKEA /2024/THP. (Road pattern issued on: 28.05.2024).

3. Joint Director, Agricultural Department, Tirupathur District, L.Disk No.B2/6739/2024 Dated: 12.12.2024.

4. Assistant Director Geology & Mining department, Tirupathur District, L.Dis No.70/2024 Dated: 20.12.2024.

5. Revenue Divisional Officer, Tirupathur District, Letter ROC No.A4/35/2025 Dated: 30.01.2025.

6. Principal Chief Conservator of Forests Chennai , K.Dis.No.TS2/000883/2025 Dated: 03.02.2025

7. Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020, Dated: 24.12.2020.

8. Applicant Thiru.L.K.Lalithkumar, Gift deed (Local Body) Document No. 2211/2025 Dated: 16.06.2025.

9. G.O (Ms) No: 138, Housing and Urban Development Department, Dated: 04.06.2004.

10. G.O(Ms) No:79, Housing and Urban Development Department, Dated: 04.05.2017.

11. 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.

12. G.O (Ms) No: 141, Housing and Urban Development Department, Dated: 23.09.2020.

13. G.O (Ms) No: 181, Housing and Urban Development Department, Dated: 09.12.2020.

14. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

15. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, dated: 08.09.2017.

16. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022.

17. Applicant Thiru.L.K.Lalithkumar,, Letter Dated: 17.04.2025 & 23.04.2025 (Centage Fee).

18. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

1. Applicant Thiru.L.K.Lalithkumar, Online Reference No. : T1QQHKEA/2024/THP dated: 06.12.2024.

2. District Town and country planning Office, Tirupathur District Letter No. T1QQHKEA /2024/THP. (Road pattern issued on: 28.05.2024).

3. Joint Director, Agricultural Department, Tirupathur District, L.Disk No.B2/6739/2024 Dated: 12.12.2024.

4. Assistant Director Geology & Mining department, Tirupathur District, L.Dis No.70/2024 Dated: 20.12.2024.

5. Revenue Divisional Officer, Tirupathur District, Letter ROC No.A4/35/2025 Dated: 30.01.2025.

6. Principal Chief Conservator of Forests Chennai , K.Dis.No.TS2/000883/2025 Dated: 03.02.2025

7. Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020, Dated: 24.12.2020.

8. Applicant Thiru.L.K.Lalithkumar, Gift deed (Local Body) Document No. 2211/2025 Dated: 16.06.2025.

9. G.O (Ms) No: 138, Housing and Urban Development Department, Dated: 04.06.2004.

10. G.O(Ms) No:79, Housing and Urban Development Department, Dated: 04.05.2017.

11. 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.

12. G.O (Ms) No: 141, Housing and Urban Development Department, Dated: 23.09.2020.

13. G.O (Ms) No: 181, Housing and Urban Development Department, Dated: 09.12.2020.

14. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

15. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, dated: 08.09.2017.

16. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022.

17. Applicant Thiru.L.K.Lalithkumar,, Letter Dated: 17.04.2025 & 23.04.2025 (Centage Fee).

18. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

Body:

The Application Was Processed As per the prevailing rules and after Perusing the records and after conducting site inspection , The applicant was directed to handover the portion of land earmarked for roads, Public purpose meant for local body and TANGEDCO vide reference 2nd cited above. On receipt of gift deed vide reference 5th citied above and on receipt of payment of charges such as Centage Charges vide reference 14th citied above, The Technical Approval is Assigned as
SWP/DTCP/Tirupathur/layout No: 50 /2025
The Technical Approval is Issued to the mentioned Layout subject to the following conditions.
1) The Local authority shall accord permission duly following the rules/regulations Order issued from time to time under the Respective Acts.
2) Yelagiri Hills Panchayat and Village Resolution No - 1577/2025,Dated : 06/01/2026
3).Roads Constructed in the approved Residential layout Should remain in same existing condition. No Changes should be made.
4).The Details of the plots divided in the approved layout map shall not be altered without the permission of this authority.
5).Approved layout Plots should be used for construction of house only. No dangerous or obnoxious factories are allowed.
6).The Applicant shall pay the difference in rates of fees paid by the Applicant to this Panchayat, if any difference arises.
7).Every plot deed registration should be accompanied by a copy of this layout approval map.
8).The Applicant shall be bound by any changes of orders issued by the Government in the Policy regarding

Village

Signature valid

Signed by: Village Panchayat President
Location:Tirupathur
Date:2026.01.14 18:16:17

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.