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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 37/(2025-26) Date 29.08.2025

Date: 9/2/25 11:15 AM

From:

Village Panchayat

New Colony, Eraiyanur

To :

Thiru.M.Gowtham,
No.2, 3rd Cross Street, Tharamchand Nagar,
Eraiyanur Village, Tindivanam Taluk
Vilupuram District.
Mobile:9677766631

Online Application Number: 9U8IYARX

Sir/ Madam,

Sub :

Residential Layout – The Panchayat President Eraiyanur - Viluppuram Distrct– Tindivanam Taluk - Marakkanam Panchayat Union – Eraiyanur Panchayat & Village S.F.No37/6A2 to an extent of 1.01 Acre or 4,089Sq.m –Final Approved issued- forwarded for further action – Reg.

Ref :

1. Application (reference No: 9U8IYARX) received through Single Window Portal from hiu.M.Gowtham Dated: 03.05.2025.

2. G.O.(Ms.) No.180, Rural Development And Panchayat Raj (PR-II (2)) Department Date: 05.12.2024
3. G.O.(MS.) No. 119, Rural Development and Panchayat Raj (PR.2) Department Date :16.07.2024.
4. G.O.(MS.) No.133, Housing and Urbon Development Department Date 19.07.2024.
5. From the rural Development and Panchayat Raj Department Letter No.4870/2024/PRI-2.2 Date:14.10.2024
6. Layout Technical Approval issued By Assistant Director District Town and country planning Office Villupuram ROC No:9U8IYARX/2025/TCP Date : 24/07/2025
7. Panchayat Demand Fees raised and Demand fees received from the applicant respectively on Dt: 26/08/2025
8.The President Eraiyanur Panchayat and village , Eraiyanur village panchayat resolution No.37/(2025-26) Date 29.08.2025

Body:

ORDER:-

The online application received for the issuance of Final approval for the Residential layout Approval vide under reference 6th cited above. The Layout development Work has been Completed, the Assistant Director, District Town and country planning Office Villupuram technical Approval is assigned as L.P/A.D.T.C.P (VD) No:162/2025 is approved. The approved Residential Layout Approval passed through under refrence 8th cited above and Final residential layout approved. The Final approved copy enclosed here.

Conditions:

1. No alteration of plot sizes, layouts of roads, dimensions, general allotment sizes and further sub-division of the plot contrary to the map approved by the Villupuram District Town and Country Planning Office shall be done without prior approval of the Deputy Director of Town Planning, Villupuram District, for any reason.

2. Any plot shown on the approved map, other than those selected for common purposes, must be used only for constructing residential houses. The construction of shops, warehouses, and other non-residential buildings is not permitted on these plots.

3. The owners of the Plot must obtain a separate building permit/License from the Eraiyanur Panchayat Office for buildings constructed on the Plot.

The fees/charges collected from the applicant are as follows:

1.Panchayat Demand Fees (vide under reference 2nd cited above):-

1. Layout Approval Fees :Rs. 23000.00
2. Layout Inspection Fees :Rs. 5000.00

Transaction ID : 11000295008749 Date: 27/08/2025

Copy to :-

1) Thiu.M.Gowtham,
No.2, 3rd Cross Street, Tharamchand Nagar,
Eraiyanur Village, Tindivanam Taluk
Vilupuram District.

2. Tahsildar concerned (TamilNilam).
Tindivanam Taluk Office,
Chengalpattu District.

3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.

4. Sub Registrar,
Varapakkam Registrar Office,
Villupuram District.

Signature valid

Signed by: Village Panchayat President
Location:Vilupuram
Date:2025.09.02 11:15:49

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

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