

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter



Roc No: 0B74NLWP/2026/TC
P

Date: 3/10/26 7:26 PM

From:

Village Panchayat

SANGETHAMANGALAM

To :

Thiru.Narasimman,
No.827/A, Nethaji Street,
Narayanan Nagar,
Villupuram-605602.

Online Application Number:

0B74NLWP

Sir/ Madam,

Sub :

Layout – Office of the Villupuram District, Vikravandi Taluk, Kanai Panchayat Union, Sangeethamangalam Panchayat And Village, S.F.No.257/2B2, Natham S.F.No.257/3A2, 1.55 acres (6275.00 Sq.m) – Technical Clearance Issued. (L.P/A.D.T.C.P(VD)No.44/2026).

Ref :

1. Applicant: Thiru.Narasimman Online Reference No.0B74NLWP, Dated:18.11.2025.
2. District Town and country planning Office, Villupuram District Road pattern Issued on dated:01.07.2026.
3. Joint Director, Agriculture Department, Kallakurichi District, Letter No.E2/12772/2025, Dated:26.11.2025.
4. Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated: 24.12.2020.
5. Applicant Thiru.Narasimman Letter, Gift deed (Local Body &EB) Document no: 111/2026, Dated:28.01.2026.
6. G.O.138, Housing and Urban Development Department, Dated:04.06.2004.
7. G.O.79, Housing and Urban Development Department, Dated:04.05.2017.
8. G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, Dated:31.01.2020.
9. G.O.141, Housing and Urban Development Department, Dated:23.09.2020.
10. G.O.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.

Body:

Villupuram District, Vikravandi Taluk, Kanai Panchayat Union, Sangeethamangalam Panchayat And Village, S.F.No.257/2B2, Natham S.F.No.257/3A2, Total No.of.Plots:35, 1.55 acres (6275.00 Sq.m) as per Ordinance No.79 Housing and Urban Development Department dated 04.05.2017, Sangeethamangalam Panchayat Organization Land Use Charge Fee3% amount Rs.99773/- Scrutiny fee Rs.35000/- making a total of Rs.134773/- (Rupees One Lakh Thirty Four Thousand Seven Hundred Seventy Three Only) Paid Panchayat giving final approval by the local bodies to the sub-division of the plan for the residential plot where technical approval has been given to the plots including plot numbers 1 to 35 and the petitioner's place is hereby certified.

The layout Has Been Reviewed And Conforms to all applicable regulations and guidelines. The Approval is now final, and the land division may proceed as per the approved layout plan.

Copy To:

1. The Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.133, G-Block, I Avenue,
Anna Nagar, Chennai - 600102.
2. The Sub-Registrar,
Ananthapuram Registrar Office,
Villupuram District.
3. The Assistant Director,
Survey Land Records,
Villupuram.
4. The District Collector,
District Collectorate Office,
Villupuram District.
5. The Tahsildar,

Village

Signature valid

Signed by: Village Panchayat President
Location: Villupuram
Date: 2026.03.10 19:26:22



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.

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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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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

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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.

