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RE REGULATORY RECORD

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Verified RealEstate™
3/350/2 Mettukuppam,
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 4HPNDGPQ /2024/TCP

Date: 10/21/24 4:45 PM

From:

Village Panchayat

MADURAPAKKAM

To :

Thiru.D.Rahul Kumar,
No:43, Sami Street,
Choolai,
Chennai- 600 112.

Online Application Number: 4HPNDGPQ

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of Town and Country Planning, Application received for the approval of Layout
– Survey No. 352/1, 352/2, 353/1, 353/2 & 353/3 of Madurapakkam Village / Panchayat – Vikkravandi Taluk / Panchayat Union,
Villupuram District - Site Extent – 9.74 Acres (39450.00 Sq.m) – Residential Layout Approved

Ref :

1. The Layout application received through online vide reference :
4HPNDGPQ / 2024/TCP , Dated:29.08.2024.
2. The Assistant Director, Villupuram District Town and Country Planning office Inspection Report of Online Application No.
4HPNDGPQ / 2024/TCP , Dated: 12.09.2024.
3. Online Application No. 4HPNDGPQ / 2024 / TCP, Dated: 25.09.2024. (Road pattern issued)
4. Applicant Thiru. Rahul kumar Gift Deed No. 4490/2024 & 4491/2024 Dated: 04.10.2024.
5. G.O.(Ms.)No.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. G.O.(Ms.)No.79, Housing and Urban Development Department Dated: 04.05.2017.
7. G.O.(Ms.)No.18, Municipal Administration &Water Supply Department, Dated: 04.02.2019
8. G.O.(Ms.)No.16, Municipal Administration &Water Supply Department, Dated: 31.01.2020.
9. G.O.(Ms.)No.141, Housing and Urban Development [UD4(3)], Dated 23.09.2020.
10. G.O.(Ms.)No.181, Housing and Urban Development [UD4(1)], Dated 09.12.2020.
11. Letter No: 19113/UD4(3)/2017-1, Housing and Urban Development Department,
Dated: 30.08.2017.
12. Circular ROC No: 13686/2017/LA-1, Dated 08-09-2017 of Director of Town and Country

Planning.
13. G.O.(Ms) No.58, Housing and Urban Development Department, dated:05.03.2024.
14. Joint Director, Agriculture Department, Vilupuram District, Letter No.E2/9229/2024, Dated: 02.09.2024.
15. Directorate of Town & Country Planning, Chennai, Technical Concurrence issued on 14.10.2024.
16. Applicant Thiru. Rahul kumar letter, Dated: 14.10.2024 (Centage Fee)
17.Village Panchayat Resolution No 91/2024 , Dated 21.10.2024
18. Applicant Thiru. Rahul kumar letter, Dated: 21.10.2024 (Local bodies demend fee)

Body:

With reference to the 1st letter cited, Applicants has requested for the approval of Residential layout in Survey No. 352/1, 352/2,
353/1, 353/2 & 353/3 of Madurapakkam Village / Panchayat,
Vikkravandi Taluk / Panchayat Union, Villupuram District, Site Extent of 9.74 Acres (39450.00 Sq.m), The layout proposal
received in this office for concurrence.
In continuation, With reference to the 15th letter Cited, the application was processed and letter issued directing applicant to
handover the land earmarked for road, park, local body and
TANGEDCO to the appropriate authority vide reference 3rd cited above. On receiving the gift deed soft copy from the applicant
through online, the following order of Technical concurrence for
the proposed layout is issued by The Directorate of Town & Country Planning and Layout numbered as L.P/D.T.C.P No: 71/2024.
Local body on Dated: 16.10.2024. this residential layout with Village Panchayat Resolution No. 91/2024, Dated 13.06.2024.
Hence,this Residential layout has been approved

Village

Signature valid

Signed by: Village Panchayat President
Location:Vilupuram
Date:2024.10.21 16:45:56

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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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.