

RE

REGULATORY RECORD

RERA Document

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Layout Application - Final Approval Letter



Roc No: QM1XXNGL/2024/TC
P

Date: 4/5/25 12:35 PM

From:

Village Panchayat

ELAIYANDIPATTU

To :

Thiru. N.Subrayan,
S/o.Natesan,
No.5 Middle Street,
Pudhusaram,
Pudhucherry.

Online Application Number:

QM1XXNGL

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of Town and Country Planning - Viluppuram District-
Vanur Taluk - Vanur
Panchayat Union – Ilaiyandipattu Panchayat, & Village S.F.No:98/2, 98/3, 98/8 & 98/9A to an extent of
2.17 Acre or 8,795
Sq.m – Technical clearance issued- forwarded for further action – Reg.

Ref :

- 1) Applicant Thiru. N. Subrayan, The layout proposal received through online vide reference
No: QM1XXNGL, Dated : 20.11.2024.
- 2) District Town and Country Planning Office, Villupuram District Letter No. QM1XXNGL /2024/TCP. (Road
pattern issued
date:25.11.2024)
- 3) Joint Director, Villupuram District, Agri NOC Letter No.C2/12792/2024, Dated 12.11.2024.
- 4) Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020,
Dated: 24.12.2020
- 5) Applicant Thiru. N.Subrayan, Gift deed (Local Body) Document No. 5387/2024,
Dated: 06.12.2024.
- 6) G.O(Ms) No:138, Housing and Urban Development Department, Dated: 04.06.2004
- 7) G.O(Ms) No:79, Housing and Urban Development Department, Dated: 04.05.2017.
- 8) G.O(Ms) No:18, Department of Municipal Administration and WaterSupply, Dated:04.02.2019 and G.O
(Ms) No: 16,
Department of Municipal Administration and Water Supply, dated:

31.01.2020.

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

10) G.O (Ms) No: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.13686/2017/LA1, Dated: 08.09.2017.

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

14) Applicant Thiru. N.Subrayan, OSR charges Dated.20.12.2024, Centage Charges & Development Charges, Dated: 24.12.2024

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

Body:

Our application for layout approval has been scrutinized, and permission has been granted for PATTA NO: - 3624 and Survey No: - 98/2, 98/3, 98/8 & 98/9A of Elaiyandipattu Village Panchayat, Villupuram District.

The layout is approved, and the applicant ROC NO: QM1XXNGL/2024/TCP has been issued with SWP/DTCP/VILLUPURAM/LAYOUT NO: 271/2024



Village

Validity unknownSignature valid

Signed by: Village Panchayat President
Location: Villupuram
Date: 2025.04.05 12:35:36



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,
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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.

