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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 158/2026

Date: 5/14/26 10:32 PM

From:

Village Panchayat

MADURAPAKKAM

To :

Tvl. Balamurugan, Rajendiran and Perumal,
08, Sangaraparanam street,
Vandimedu,
Vilupuram-605602.

Online Application Number: B8MA9YMM

Sir/ Madam,

Sub :

Residential Layout Approval – Madhurapakkam Panchayat and Village to Grant Permission Villupuram District - Vikravandi Taluk –
Vikravandi Panchayat Union - Madurapakkam Panchayat and Village S.F.No. 143/2A, 143/2B, 147/1A, 147/1B, 147/3– Extent
2.38Acre (9650 Sq.m) – Technical clearance issued- forwarded for further action – Reg.

Ref :

1. Applicants Tvl. Balamurugan, Rajendiran and Perumal Online Reference No. B8MA9YMM dated:05.04.2026.
2. District Town and country planning Office,Villupuram District Letter No.B8MA9YMM /2026/TCP.(Road pattern issued on
dated:16.04.2026).
3. Joint Director, Agriculture Department Dry Land NOC Lr.No. C2/4046/2026, Dated.07.04.2026.
4. Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020, Dated: 24.12.2020.
5. Applicants Tvl. Balamurugan, Rajendiran and Perumal Gift deed (Local Body) Document No.1853/2026, Dated: 17.04.2026.
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.

Body:

As per the Circular in the reference 3th cited, Final Order is hereby issued for Residential Layout with 53 plots - Comprised in Villupuram District , Vikravandi Taluk – Vikravandi Panchayat Union - Madurapakkam Panchayat and Village S.F.No. 143/2A, 143/2B, 147/1A, 147/1B, 147/3– Extent 2.38Acre (9650 Sq.m) to the Applicant. Tvl. Balamurugan, Rajendiran and Perumal, Villupuram. In the reference 2nd cited, The Planning permission / Technical clearance issued by the Assistant Director, District Town and Country Planning Department, Villupuram District. In the reference 2nd cited, road pattern for Residential Layout has been issued by the District Officer on 16.04.2026. Further the applicant .Tvl. Balamurugan, Rajendiran and Perumal, Villupuram has gift deeded the road, road splay and Common areas has been handed over to The Block Development Officer(V.P./Special Officer), Vikkiravandi Panchayat Union on 17.04.2026. Hence, the proposed Residential

Layout has been approved and the Approval No. is LA/DTCP(VPM).No.158/2026.

Villupuram District, Vikkiravandi Taluk, Madhurapakkam Village - Comprised inS.F.Nos:143/2A, 143/2B, 147/1A, 147/1B, 147/3 with site extent of2.38Acre (9650 Sq.m), Total 53 housing plots approved for above the actions. Further, it is ensured that Sub-division roads, Public use (A) and TANGEDCO(B) are handed over to Madhurapakkam Village Panchayat, Vikkiranvandi Panchayat Union and its original deed is received.

Applicant. Tvl. Balamurugan, Rajendiran and Perumal, Villupuram, has regards local body demand and Development charges paid on dated : 14/05/2026. Received the approval demand & development charges amount. As per the G.O. in reference

7th cited, fees for approval are collected as follows:
1. Layout approval fee Rs.207725/-.
2. Inspection fee Rs. 1000/-

It is also ensured that Rs. 29000/-(Challan No20260514039216 , date:-14.05.2026) towards 3% of Market land value as land conversion charges is remitted to the concerned Head of account, as per the rule 9 of G.O.79, Housing and Urban Development Department, dated: 04.05.2017

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) Madhurapakkam Panchayat and Village Resolution No -158/2026, Dated :13/05/2026
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

Copy to Address:
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08, Sangaraparanam street,
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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

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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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