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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: LI0ACB6O/2025/TCP

Date: 1/27/26 5:35 PM

From:

Village Panchayat

Vadakottippakkam

To :

1. Thiru. M.Manikannan
No.26 Sannathi Street ,
Puliyur,Egmore,
Chennai-600026

Online Application Number: LI0ACB6O

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of Town and Country Planning –Villupuram District - Marakkanam Taluk –
Marakkanam Panchayat Union - Vadakodipakkam Panchayat and Village S.F.No.74/6 75/1– Extent 2.594 Acre (10500 Sq.m) –
Technical clearance issued with the following Village panchayat Resolution Number : 116/2025, Dated : 5/1/2026

Ref :

1. Applicant Thiru.M.Manikannan Online Reference No. LI0ACB6O dated: 04.12.2025.
2. District Town and country planning Office,Villupuram District Letter No.LI0ACB6O /2025/TCP.(Road pattern issued on
dated:15.12.2025).
3. Joint Director, Agriculture Department Dry Land NOC Lr.No.E2/13200/2025, Dated.09.12.2025.
4. Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020, Dated: 24.12.2020.
5. Applicant Thiru.M.Manikannan Gift deed (Local Body) Document No.6812/2025, Dated: 19.12.2025.
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.M.Manikannan, Letter Dated:23.12.2025 (Centage Charges, SubDivision Charges and Development
Charges).
15. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019
16. Village panchayat Resolution Number : 116/2026, Dated : 5/1/2026

Body:

With reference to the 1st letter cited, Applicant has requested for the approval of Residential layout in Villupuram District ,
Marakkanam Taluk – Marakkanam Panchayat Union
- Vadakodipakkam Panchayat and Village S.F.No.74/6 75/1– Extent 2.594 Acre (10500 Sq.m) forwarded to District Town and
Country Planning, Villupuram District for
concurrence.
In continuation, with reference to the 2nd letter cited, Road pattern for Residential layout has been issued by the Villupuram
District office on 15.12.2025. Further the applicant
Thiru.M.Manikannan has gifted the road, road splay areas,public purposesarea have handed over to the local body vide Gift deed
document No.6812/2025 Dated: 19.12.2025.
Hence, this Residential layout has been approved with the following Resolution Number : 116/2026, Dated : 5/1/2026

Copy to
1. Thiru. M.Manikannan
No.26 Sannathi Street ,
Puliyur,Egmore,
Chennai-600026.
2. Tahsildar,
Marakkanam Taluk
Villupuram District.
3. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.
4. Sub Registrar,
Marakkanam Registrar Office,
Villupuram District.
5. Assistant Director,
Survey and Land Records,
Villupuram District.

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.
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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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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

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/tools

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The LandLens suite
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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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