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Layout Application - Final Approval Letter



Roc No: 1MH2J8LM
/2026/TCP

Date: 3/5/26 6:55 PM

From:

Village Panchayat

MOTCHAKULAM

To :

Thiru.E.Vasantharaj,
S/o Elangovan,
No-30, Angalamman Kovil Street,
Periyaerusampalayam,
Kilinjikuppam,
Cuddalore – 605110

Online Application Number:

1MH2J8LM

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of Town and Country Planning - Villupuram District - Villupuram Taluk –
Kandamangalam Panchayat Union - Motchakulam Panchayat / Village - S.F.Nos. 11/1B2, 79/2A, 79/14, 79/15 to an extent of
0.375 Acre (or) 1518 Sqm - Final Approval – Reg.

Ref :

1. Applicant Thiru.E.Vasantharaj, Online Reference No. 1MH2J8LM, Dated: 15.12.2025.
2. District Town and country planning Office, Villupuram District Letter No: 1MH2J8LM /2026/TCP. (Road pattern issued on:08.01.2026).
3. Joint Director, Agricultural Department, Villupuram District, Letter No.C2/13615/2025 Dated: 18.12.2025.
4. Circular from the Director of Town and Country Planning, Roc.No:19799 / 2020, Dated: 24.12.2020.
5. Applicant Thiru.E.Vasantharaj, Gift deed (Local Body) Document No. 74/ 2026 Dated: 09.01.2026.
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 Water Supply,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.E.Vasantharaj, Letter Dated: 12.01.2026 (Demand Fee received).
15. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
16. G.O (Ms) No.58, Housing and Urban Development Department, dated: 05.03.2024.

With reference to the 1st letter cited, Applicant has requested for the approval of Residential layout in Villupuram District,
Villupuram Taluk, Kandamangalam Panchayat Union, Motchakulam Panchayat / Village, S.F.Nos. 11/1B2, 79/2A, 79/14, 79/15 to an extent of 0.375 Acre (or) 1518 Sqm forwarded to District Town and Country Planning, Villupuram District for concurrence.

Body:

A proposal through online has been received from Assistant Director, DTCP office, Villupuram district for final approval of "New residential Layout". Necessary Scrutiny fees, Centage Charge, Development Charge and Sub Division Charge have been already paid in DTCP. Applicant name is Mr E.Vasantharaj has requested final approval for new residential layout comprised in S.F.Nos. 11/1B2, 79/2A, 79/14, 79/15 to an extent of 0.375 Acre (or) 1518 Sqm formed in Motchakulam village, Body: Motchakulam Panchayat, Kandamangalam Panchayat Union .

The applicant provided basic amenities in the layout area like roads, street lights And Drainage etc., and also paid following fees for final approval.

1)Layout approval fees Rs.14000/- (Fourteen Thousand) through online. Receipt number : 2026020758040, Date.07.01.2026.

2)Plot approval fees Rs.5000/- (Rupees Fourty Five Thousand only) through online.Receipt number : 2026020758040, Date. 07.01.2026.

The Applicant registered the land allotted for Electricity usage (8.00 Sq.metre) and Local body usage (8.00 Sq.metre), and who has handed over through Gift Deed to Motchakulam Panchayat. The Gift deed document registered in VALAVANUR Registrar Office, Villupuram District. Its document number is 74/2026, Dated.09.01.2026 in book number 1.

The panchayat resolution has been passed in Motchakulam panchayat this residential layout approval. Hence it is here by accorded Local Body Final approval for this layout (SWP/ DTCPNO: 09/2026) comprised S.F.Nos. 11/1B2, 79/2A, 79/14, 79/15 to an extent of 0.375 Acre (or) 1518 Sqm with 14 plots situated in Residential Layout At Motchakulam village, Panchayat, Kandamangalam Panchayat Union.

And the applicant is instructed to follow "The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated.22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA"

Signature valid

Signed by: Village Panchayat President
Location: Villupuram
Date: 2026.03.05 18:55:55



Village

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.

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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

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



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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