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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: EBMHK9V7/2025/TCP

Date: 7/11/25 12:48 PM

From:

Village Panchayat

Molasur

To :

Thiru. R.M.Ramasamy,
No 1/290, Agri Nagar,
Vazhuthareddy,
Vilupuram 605401.

Online Application Number: EBMHK9V7

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of Town and Country Planning - Viluppuram Distrct – – Tindivanam Taluk -
Marakkanam Panchayat Union – Molasur Panchayat & Village S.F.No:203/1A1B to an extent of 1.29 ½ Acre or 5,250 Sq.m –
Technical clearance issued- Final Approval – Reg.

Ref :

1) Applicant Thiru. R.M.Ramasamy, The layout proposal received through online vide reference No: EBMHK9V7, Dated:
10.02.2025
2) District Town and country planning Office, Villupuram District Letter No. EBMHK9V7/ 2025/TCP. (Road pattern issued
date:27.02.2025)
3) Joint Director , Villupuram District, Agri NOC Letter No.C2/519/2024, Dated:05.02.2025
4) Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020,
Dated: 24.12.2020.
5) Applicant Thiru. R.M.Ramasamy, Gift deed (Local Body) Document No. 982/2025,Dated: 11.03.2025
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 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. R.M.Ramasamy, OSR charges Dated.15.03.2025 and Centage Charges & Developement Charges , Dated:
18.03.2025.
15) Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

With reference to the 1st letter cited, Applicant has requested for the approval of Residential layout in Villupuram District ,
Tindivanam Taluk, Marakkanam Panchayat Union, Molasur Panchayat
& Village S.F.No:203/1A1B to an extent of 1.29 ½ Acre or 5,250 Sq.m . The layout proposal received in this 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 27.02.2025. Further the Applicant
Thiru. R.M.Ramasamy, has gifted the road, road splay & Public Purpose areas have handed over to the local body vide Gift
deed document No: 982/2025,Dated: 11.03.2025.

Body:

The final approval has been granted for the layout of the Land division at Survey No. 203/1A1B , Molasur Panchayat under the jurisdication of Merkanam Panchayat Union,Villupuram District.
Details of the Land Division:
1. Survey Number: 203/1A1B
2. Area : 1.29 ½ Acre or 5,250 Sq.m
3. Location: Molasur Panchayat, Merkanam Block, Villupurm District
4. Panchayat Resolution No.: 15
5. Resolution Date: 10-07-2025

The layout has been reviewed and conforms to all applicable regulations and guidelines. The approval is now final, and the land division may proceed as per the approved layout plan.

Village

Signature valid

Signed by: Village Panchayat President
Location:Vilupuram
Date:2025.07.11 12:48:34

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.