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RE REGULATORY RECORD

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Verified RealEstate™
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Layout Application - Final Approval Letter

Roc No: 7XWD4AJV/2026 **Date:** 8/7/26 1:30 PM

From:

Village Panchayat

Mailam

To :

Thiru. R.Karunagaran
No:91, Main Road,
Puthu Nagar, Muthupillaipalayam,
Villiyanur Komyun,
Pondicherry – 605010

Online Application Number: 7XWD4AJV

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of Town and Country Planning – Villupuram District – Tindivanam Taluk –
Mailam Panchayat Union – Mailam Panchayat and Village – S.F.No: 41/8A, 41/9B1, 42/1B1 to an extent of 2.00 Acres (or)
8095.00 Sqm – Technical clearance issued with the following Village panchayat Resolution Number : 09/2026, Dated - 27.07.2026

Ref :

1. Applicant Thiru.Karunagaran, Online Reference No: 7XWD4AJV, dated: 29.05.2026.
2. District Town and country planning Office, Villupuram District Letter No: 7XWD4AJV/2026/TCP. (Road pattern issued on dated: 17.06.2026).
3. Joint Director, Agriculture Department Dry Land NOC lr.No: C2/5470/2026, Dated: 09.06.2026.
4. Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated:24.12.2020.
5. Applicants Thiru.Karunagaran, Gift deed (Local Body) Document No.3332/2026, Dated: 23.06.2026.
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/Nov4(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. OSR Charges & Demand Payment Request Letter, Dated: 17.06.2026 & 24.06.2026.
15. Applicant Thiru.Karunagaran, Letter Dated: 24.06.2026 & 29.06.2026 (OSR Charges & Demand Fee).
16. Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated:14.10.2019.
17. Village panchayat Resolution Number : 09/2026, Dated : 27.07.2026

Body:

With reference to the 1st letter cited, Applicant has requested for the approval of Residential layout in Villupuram District, Tindivanam Taluk, Mailam Panchayat Union, Mailam Panchayat and Village, S.F.No: 41/8A, 41/9B1, 42/1B1 to an extent of 2.00 Acres (or) 8095.00 Sqm 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 17.06.2026. Further the applicant Thiru.Karunagaran, has gifted the road, road splay areas, public purposes area have handed over to the local body vide Gift deed document No: 3332/2026, Dated: 23.06.2026.
Demand fees Collected through online with the Receipt Number : 2026072766249, Transaction ID : 11000375127169 for Rs.1,79,430/-.
Hence, this Residential layout has been approved
with the following Village Panchayat Resolution Number : 09/2026, Dated : 27.07.2026

Village

Signature valid

Signed by: Village Panchayat President
Location:Vilupuram
Date:2026.08.07 13:30:30

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

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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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