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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: U0Y1SCY3 /2025/TCP

Date: 6/25/25 4:39 PM

From:

Village Panchayat

THENNAMADEVI

To :

Tvl.Rajasekaran & Vidhya,
No.24A, cuddalore road,
Angalamman kovil backside,
Thavalakuppam,
Puducherry- 605 007.

Online Application Number: U0Y1SCY3

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of Town and Country Planning – Villupuram District - Vikravandi Taluk /
Panchayat Union – Thennamadevi panchayat / Village - S.F.Nos. 38/1E4A & 38/3D1A to an extent of 1.99 Acres (or) 8050 Sqm -
Technical clearance issued

Ref :

1. Applicant Tvl.Rajasekaran & Rajiv, Online Reference No. U0Y1SCY3, Dated: 29.03.2025.
2. District Town and country planning Office, Villupuram District Letter No: U0Y1SCY3 /2025/TCP. (Road pattern issued on:27.05.2025).
3. Joint Director, Agricultural Department, Villupuram District, Letter No.C2/2964 /2025 Dated: 19.03.2025.
4. Circular from the Director of Town and Country Planning, Roc.No:19799 / 2020, Dated: 24.12.2020.
5. Applicant Tvl.Rajasekaran & Rajiv, Gift deed (Local Body) Document No. 3854/ 2025 Dated: 04.06.2025.
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 Tvl.Rajasekaran & Rajiv, Letter Dated: 16.06.2025 (Demand Fee).
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.
17. Settlement deed Document No.3855/2025 Dated:04.06.2025
18. Local Bodies demend payment Dated: 25.06.2025
19.Local Bodies resolution number 19/2025 23.06.2025

Body:

With reference to the 1st letter cited, Applicant has requested for the approval of Residential layout in Villupuram District,
Vikravandi Taluk / Panchayat Union, Thennamadevi panchayat /
Village, S.F.Nos. 38/1E4A & 38/3D1A to an extent of 1.99 Acres (or) 8050 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 27.05.2025. Further the applicants Tvl.Rajasekaran &
Rajiv, has gifted the road, road splay areas, public purposes areas have handed over to the local body vide Gift deed document
No. 3854/2025 Dated: 04.06.2025.
In Followed by Thiru.Rajiv, Registered settlement deed to Tmt. Vidhya vide Document No.3855/2025 Dated: 04.06.2025 for his
ownership portion of land. Hence, this Residential layout has been
approved with the following conditions.
1. As per the condition, the layout has been approved and approved number issued as Local Bodies Resolution Number : 19/2025 Date:23.06.2025 And
enclosed with 5 set of original maps and gift deed
documents has been forwarded with it for further action.
2. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office
immediately as per Condition no.1(a).
3. After the approval of the local body. It is requested to send the approved residential layout map to the concerned Registration
department and survey and land record department for
information and appropriate action.
4.It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.
5.As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Tahsildhar to update in
Tamilnilam website.

Village

Signature valid

Signed by: Village Panchayat President
Location:Vilupuram
Date:2025.06.25 16:39:31

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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