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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: A1/382/2025 **Date:** 1/19/26 1:54 PM

From:

Executive officer

55,West Pondy Road,Valavanur,Villupuram(Tk),Villupuram(Dt),605108

To :

Thiru.T. Vimalraj, (M/s Sri Karpaga Vinayagar Promoters) No.3, Kamaraj Nagar, Vasantha Nagar, Villiyanur, Puducherry - 605 110.

Online Application Number: AFU0W84S

Sir/ Madam,

Sub :

Approval of Layout - Villupuram District - Valavanur Town Panchayat - Valavanur Revenue Village - Survey no. 4/2B1A, 4/3B1A and 4/4B1A Technical approval was given by the Town and Country Planning Department (Planning Permission) for a new Residential Layout Extent of 4.375 acres – Regarding approval of the Residential Layout and final approval - Regarding.

Ref :

1. The Assistant Director, Town and Country Planning Office. Villupuram District Letter No. AFU0W84S/2025/TCP (Road Patten issued on:11.06.2025)
2. Applicants T. Vimalraj (M/s Sri Karpaga Vinayagar Promoters) Online Reference No.AFU0W84S Dated: 07.11.2025.
3. Valavanur Sub-Registrar Office Gift-Deed Document No. 5407/2025, Date.07.11.2025 and 5738/2025 Date.28.11.2025
4. Assistant Director, Town and Country Planning Department, Order Ref. No. AFU0W84S/2025/TCP, Dated 07.11.2025
5. Mr. T. Vimalraj, (M/s Sri Karpaga Vinayagar Promoters) No. 3, Kamarajar Street, Vasantha Nagar, Villianur, Puducherry. Application date: 17.11.2025.
6. This Office letter Note No.382/2025/A1 dated 17.11.2025 and 25.11.2025
7. This Office letter No.382/2025/A1 dated. 07.01.2026
8. The claim amount was paid online by Mr. T. Vimalraj on 08.01.2026.
9. Valavanur Town Panchayat Council Approval No.441Dated: 09.01.2026.
10. This office payment voucher number 672/2025-26, dated 14.01.2026.
11. Related Documents.

Body:

Order:

Villupuram District, Valavanur Village Survey No. 4/2B1A, 4/3B1A and 4/4B1A, 4.375 Acres of the new layout, following approval in the letter of the Assistant Director of Villupuram District Town and Country Planning Department with reference to the 1st letter cited for layout map, and the allocation of roads. It was requested to hand over the Road pattern for Residential layout as been issued. Further the applicant Gifted the road, road splay area, public purposes have handed over to the local body vide Gift-deed Document no. 5407/2025, 5738/2025

In Continuation with reference to the 6th letter cited as per the condition the layout has been approved and approved no. L.P/A.D.T.C.P(VD) No 256/2025 issued as technical approval. Subsequently, through the Local authority was requested to provide Roads for the handed over in the said layout and to provide basic facilities such as storm water drain, street lights and drinking water supply. Following that, the applicant expressed his willingness to carry out the basic facilities works at his own expense in the application, and the basic facilities were provided by the layout owners. After that Local Authority generated a demand to relevant fees has been paid online throught the online channel and the Council Approval approve the above residential layout.

Therefore according to the conditions of Villupuram District Town and Country Planning Assistant Director and the following conditions, Valavanur Village Survey No. 4/2B1A, 4/3B1A and 4/4B1A Among the 92 Plots set up on 4.375 acres of Residential layout has been approved with following Conditions.

Terms and Conditions

1. The Applicants cannot claim any right to the roads, parks and public OSR allocations as per the Gift-deed of Valavanur sub-registrar's office found in Refernce cited no.(2).

2. Villupuram Zone Town and Country Planning Assistant Director's letter No. AFU0W84S/2025/TCP Dated on 11.06.2026 for the layout L.P/A.D.T.C.P(VD) No 256/2025 numbered and given technical approval, no

Executive officer

Signature valid

Signed by: Executive Officer
Location:Vilupuram
Date:2026.01.19 13:54:18

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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