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RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 6RQ99GF6/2026/TCP

**Date:** 3/9/26 12:40 PM

From:

Village Panchayat

MELPAKKAM

To :

Thiru.K.Sundaramoorthy
No: 7/24, Thulukkanam Street,
Avarapakkam, Tindivanam,
Villupuram – 604001.

Online Application Number: 6RQ99GF6

Sir/ Madam,

Sub :

Final Approval for Residential Layout - From the Panchayat president – Villupuram District – Tindivanam Taluk –Olakkur Panchayat Union – Melpakkam Panchayat & Village – S.F.No 172/3A5 to an extent of 1.41 Acres (or) 5700.00 Sqm –final approval issued – Reg.

Ref :

1. Applicant Thiru.Sundaramoorthy, Online Reference No : 6RQ99GF6, dated: 01.12.2025.
2. District Town and country planning Office, Villupuram District Letter No: 6RQ99GF6/2025/TCP. (Road pattern issued on dated: 30.12.2025).
3. Joint Director, Agriculture Department Dry Land NOC Lr.No: C2/14120/2025, Dated:09.12.2025
4. Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020, Dated:24.12.2020.
5. Applicant Thiru.Sundaramoorthy, Gift deed (Local Body) Document No.59/2026, Dated:07.01.2026.
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.Sundaramoorthy, Letter Dated: 12.01.2026 (Demand Fee).
15. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated:14.10.2019.
16. Approval plan was issued by Assistant Director of Town and Country Planning office Villupuram dated on 13.01.2026
17. Application for Layout approval by applicant at 20.01.2026
18.Estimation was generated at 28.01.2026 But PW works (Road works & EB post and others works) are completed by applicant
19. Afterthat Site Inspection are completed by me at 10.02.2026
20. After that Layout approval fees and inspection fees are generated
21. Then Layout and inspection fees are paid by applicant at same day
22. Then resolution were passed by me with panchyath members, resolution No.46/2026 dated on 16.02.2026
23. Finally Layout Residential for are approved by me

Body:

With reference to the 1st letter cited, Applicant has requested for the approval of Residential layout in Villupuram District, Tindivanam Taluk, Olakkur Panchayat Union, Melpakkam Panchayat & Village, S.F.No 172/3A5 to an extent of 1.41 Acres (or) 5700.00 Sq.m 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 30.12.2025.
Further the applicants Thiru.Sundaramoorthy,has gifted the road, road splay areas, public purposes area have handed over to the local body vide
Gift deed document No: 59/2026, Dated: 07.01.2026. Hence, this Residential layout has been approved by Assistant Director of Town and country Planning Villupuram district.
In continuation, After that inspection PW works of road , EB post and Line and other works are completed by applicant. then final fees of layout Approval fees and inspection fees and others are paid by applicant. sothat we were passed resolution by me and panchayat members and resolution No.46/2026 dated on 16.02.2026.
Here, Finally Residential Layout are approved

**Village**

Signature valid

*Signed by: Village Panchayat President*
*Location:Vilupuram*
*Date:2026.03.09 12:40:44*

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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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.