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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: JO5UTXPM /2025/TCP

Date: 12/1/25 10:31 AM

From:

Village Panchayat

MOTCHAKULAM

To :

Thiru.Steephenraj,
No.27, 2nd cross street, Sri sapthagiri nagar,
Ariyankuppam commune, Puducherry- 605 007

Online Application Number: JO5UTXPM

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of Town and Country Planning, Villupuram District - Survey Nos. of Motchakulam Village / Panchayat– Kandamangalam Panchayat Union- Villupuram Taluk/ Villupuram District - Site Extent – 40.74 Acre (164850 sq. m) Residential Layout Technical Concurrence - FINAL APPROVAL - Reg

The final approval has been granted for the layout of the Land division at Survey No. 81/3 in Motchakulam Panchayat under the jurisdication of kandamangalam Panchayat Union,Villupuram District. Details of the Land Division: 1. Survey Number: 81/3(1750 Sq.Mt). Location: Motchakulam Panchayat under the jurisdication of kandamangalam Panchayat Union,Villupuram District. 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.

Ref :

1. The Layout application received through online vide reference : JO5UTXPM /2025/TCP, Dated:12.06.2025.
2. The Assistant Director, Villupuram District Town and Country Planning office Inspection Report of Online Application No.O5UTXPM /2025/TCP, Dated: 12.06.2024.
3. Online Application No. O5UTXPM /2025/TCP, Dated: 06.06.2025. (Road pattern issued)
4. Applicants Steephenraj Gift Deed No. 2109/2025, Dated: 09.06.2025.
5. G.O.(Ms.)No.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. G.O.(Ms.)No.79, Housing and Urban Development Department Dated: 04.05.2017.
7. G.O.(Ms.)No.18, Municipal Administration &Water Supply Department, Dated: 04.02.2019

8. G.O.(Ms.)No.16, Municipal Administration &Water Supply Department, Dated: 31.01.2020.
9. G.O.(Ms.)No.141, Housing and Urban Development [UD4(3)], Dated 23.09.2020.
10. G.O.(Ms.)No.181, Housing and Urban Development [UD4(1)], Dated 09.12.2020.
11. Letter No: 19113/UD4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Circular ROC No: 13686/2017/LA-1, Dated 08-09-2017 of Director of Town and Country Planning.
13. Joint Director, Agriculture Department, Vilupuram District, Letter No.E2/5438/2025.
14. Applicant TvlA STEEPHENRAJ. , Dated: 17.10.2025 (Centage Fee)

Body:

The final approval has been granted for the layout of the Land division at Survey No. 81/3in Motchakulam Panchayat under the jurisdication of kandamangalam Panchayat Union,Villupuram District. Details of the Land Division: 1. Survey Number: 81/3. Area : 1750 sq. m 3. Location: Motchakulam Panchayat under the jurisdication of kandamangalam Panchayat Union,Villupuram District. 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:2025.12.01 10:31:15

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.