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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 6VX2QNOT/2025/TCP

Date: 1/27/26 5:08 PM

From:

Village Panchayat

Vadakottippakkam

To :

1) Tmt. Kohila Priya B,
No.21, Krishna Nagar Annex,
Maduravoyal,
Chennai,600095

Online Application Number: 6VX2QNOT

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of Town and Country Planning - Villupuram Distrct– Marakkanam Taluk –
Marakkanam Panchayat Union- Vadakodipakkam Panchayat & Village S.F.No:74/2A - Extent 2.26 Acre (9,176 Sq.m) –
Technical clearance issued with Panchayat Resolution Number : 114/2025, Dated : 3/12/2025

Ref :

1) Applicant Tmt. Kohila Priya B, The layout proposal received through online vide reference No: 6VX2QNOT, Dated:
30.10.2025.
2) District Town and country planning Office, Villupuram District Letter No. 6VX2QNOT /2025/TCP. (Road pattern issued
Date:10.11.2025)
3) Joint Director, Agriculture Department Dry land NOC Letter No.C2/12007 /2025, Dated:07.11.2025.
4) Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020,
Dated: 24.12.2020.
5) Applicant Tmt. Kohila Priya B, Gift deed (Local Body) Deed Document.6031/2025 Dated.12.11.2025 & Rectificatin Deed.No.
6168/2025,Dated:
18.11.2025.
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 Tmt. Kohila Priya B, OSR Charges Dated. 19.11.2025, Centage Charges , Subdivision Charges & Developement
Charges , Dated: 20.11.2025.
15) Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
16) Village Panchayat Resolution Number : 114/2025, Dated : 3.12.2025

Body:

With reference to the 1st letter cited, Applicants has requested for the approval of Residential layout in Villupuram Distrct,
Marakkanam Taluk, Marakkanam
Panchayat Union- Vadakodipakkam Panchayat & Village S.F.No:74/2A to an extent of 2.26 Acre or 9,176 Sq.m. The layout
proposal received in this for
concurrence.
In continuation, with reference to the 2nd letter cited, Road pattern for Residential layout has been issued by theVillupuram District office on 10.11.2025.
Further the Applicant Tmt.Kohila Priya B, has gifted the road, road splay & Public Purpose areas have handed over to the local
body vide Gift Deed
Document.6031/2025 Dated.12.11.2025 & Rectification Deed.No. 6168/2025,Dated: 18.11.2025. Hence, this Residential layout
has been approved with the
following Resolution Number : 114/2025, Dated : 3/12/2025

1) Tmt. Kohila Priya B,
No.21, Krishna Nagar Annex,
Maduravoyal,
Chennai,600095
2) Tahsildar,
Marakkanam Taluk,
Villupuram.
3) Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.
4) Assistant Director,
Survey & Land Records,
Villupuram District

Village

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

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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.