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RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: KTX3NW21/2025/TCP

**Date:** 10/17/25 4:27 PM

From:

Village Panchayat

MELKALAVAI

To :

SARAVANAN B
S/O BEEMAN 25 VASUDEVAN STREET
GINGEE,Melkalavai,
Gingee,Vilupuram,604202

Online Application Number: KTX3NW21

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of Town and Country Planning - Villupuram District – Gingee Taluk – Vallam Panchayat Union – Melkalavai Village- S.F.No 109/6A1, 109/6B, 109/7, 109/8, 109/9, 110/1 to an extent of 3.42 Acres (or) 13845 Sqm - Technical clearance issued - final approval -Reg.

Ref :

1) Applicant Thiru. B. Saravanan, The layout proposal received through online vide reference No: KTX3NW21, Dated:
18.07.2025
2) District Town and country planning Office, Villupuram District Letter No. KTX3NW21/2025/TCP. (Road pattern issued
date:29.07.2025)
3) Joint Director , Villupuram District, Agri NOC Letter No.C2/8122/2025, Dated:21.07.2024
4) Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020,
Dated: 24.12.2020.
5) Applicant Thiru. B. Saravanan, Gift deed (Local Body) Document No. 3433/2025,Dated: 31.07.2025.
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 Thiru. B. Saravanan, Centage Charges & Developement Charges , Dated: 01.08.2025.
15) Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

The final approval has been granted for the layout of the Land division at Survey No. 109/6A1, 109/6B, 109/7, 109/8, 109/9, 110/1in Melkalavai Village under the jurisdication of Vallam Panchayat Union, Gingee Taluk Villupuram District.

Body:

Details of the Land Division:

1.Survey No. 109/6A1, 109/6B, 109/7, 109/8, 109/9, 110/1

2. Area: 3.42 Acres (or) 13845 Sqm

3. Location: Melkalavai Village under the jurisdication of Vallam Panchayat Union, Gingee Taluk Villupuram District.

4. Panchayat Resolution No.: 35

5. Resolution Date: 08.09.2025

**Village**

Signature valid

*Signed by: Village Panchayat President*
*Location:Vilupuram*
*Date:2025.10.17 16:27:51*

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.