

RE

REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Layout Application - Final Approval Letter



Roc No: 10/2024/ Melathikkan
Vp/Resolution No : 62

Date: 10/21/24 6:50 PM

From:

Village Panchayat

Melathikkan

To :

BHARANITHARAN
S/O. SRINIVASAN ,
No : 826/35 , VASANTHA NAGAR,
VETTAVALAM ROAD,
TIRUVANNAMALAI.

Online Application Number:

VFZV8P75

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and country planning Office, Tiruvannamalai District -
Tiruvannamalai Taluk /Panchayat Union - Melathikkan Village / Panchayat - Tiruvannamalai district in S.F.
No : 95/2C2B and the Extent of
0.64.78 Hectare (1.60 Acres)

Ref :

- 1.Applicants Mr. BHARANITHARAN Letter, Dated: 03.10.2024.
- 2.District Town and country planning Office, Tiruvannamalai District , Letter No. VFZV8P75/2024 .(Road pattern issued on dated: 08.10.2024).
- 3.Joint Director Agriculture department, Letter No. E3/9184/2024, Dated: 30.09.2024.
- 4.Circular from the Director of Town and Country Planning, Roc. No : 19799 / 2020, Dated: 24.12.2020.
- 5.Applicants Mr. BHARANITHARAN Letter, Dated: 10.10.2024 .(Gift deed document No : 5267/2024 , dated: 10.10.2024).
- 6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
- 7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
- 8.G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020.
- 9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.

10.G.O.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.Demand payment Request Letter, Dated: 08.10.2024 & 15.10.2024 . (requiring payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).
15.Applicants Mr. BHARANITHARAN Letter, Dated: 15.10.2024 & 16.10.2024 .(Payment of Centage Fee, Display Board Fee,OSR Guideline Value Fee and Flag Day Fund).

Body:

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued on 08.10.2024 .Further the applicant Mr. BHARANITHARAN has gift deed the road, road splay and park areas has been handed over to the local body on 10.10.2024. Hence, this residential layout has been approved with below conditions.

Our application for layout approval has been scrutinized, and permission is granted for PATTA NO: 2259 and as well as Survey No : 95/2C2B of Melathikkan Village Panchayat ,Tiruvannamalai District . The layout is approved , and the applicant ROC NO : VFZV8P75/2024/TCP has been issued with SWP/DTCP/TIRUVANNAMALAI/LAYOUT NO : 412 / 2024



Village

Signature valid

Signed by: Village Panchayat President
Location: Tiruvannamalai
Date: 2024.10.21 18:50:21



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](#)



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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

