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REGULATORY RECORD

# RERA Document

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## Layout Application - Final Approval Letter



Roc No: 63OESCZV/2025/TC  
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Date: 3/9/26 12:09 PM

From:

Village Panchayat

MELPAKKAM

To :

Thiru. S.Syed Razali,  
No.6, VI P Nagar,  
Sowbarnika Garden,  
Ariyankuppam,  
Puducherry - 605 007

Online Application Number:

63OESCZV

Sir/ Madam,

Sub :

Final Approval for Residential Layout - From the Panchayat president - Viluppuram District- Tindivanam Taluk -Olakkur Panchayat Union – Melpakkam Panchayat & village S.F.Nos: 172/3A3B - Extent 1.59 Acre (6450 Sq.m) – final approval issued- Reg.

Ref :

- 1) Applicant Thiru. S.Syed Razail, The layout proposal received through online vide reference No: 63OESCZV, Dated:14.10.2025.
- 2) District Town and country planning Office, Villupuram District Letter No. 63OESCZV /2025/TCP. (Road pattern issued date:17.10.2025)
- 3) Joint Director, Agriculture Department Dry land NOC Letter No.C2/11456 /2025, Dated:16.10.2025.
- 4) Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020,Dated: 24.12.2020.
- 5) Applicant Thiru. S.Syed Razail, Gift deed (Local Body) Document No.4958/2025,Dated: 24.10.2025.
- 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. S.Syed Razail, OSR Charges Dated :30.10.2025,Centage Charges & Developement Charges , Dated: 29.10.2025.

15) Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

16) Application for Layout approval by applicant at 20.11.2025

17) Estimation was generated at 08.12.2025 But PW works (Road works & EB post and others) are completed by applicant

18) After Site Inspection are completed by me at 22.01.2026

19)After that Layout approval fees and inspection fees are generated

20) Layout and inspection fees are paid by applicant at same day

21) Then resolution are passed by me with panchyath members, resolution No.45/2026 dated on 04.02.2026

22) Finally residential layout are approved by me

Body:

With reference to the 1st letter cited, Applicant has requested for the approval of Residential layout in Viluppuram Distrc, Tindivanam Taluk, Olakkur Panchayat Union, Melpakkam Panchayat & village S.F.No: 172/3A3B to an extent of 1.59 Acre or 6450 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 the Villupuram District office on 17.10.2025.

Further the Applicant Thiru. S.Syed Razail, has gifted the road, road splay & Public No.4958/2025, Dated: 24.10.2025. 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.45/2026 dated on 04.02.2026.

Here, Finally Residential Layout are approved



Village

Signature valid

Signed by: Village Panchayat President  
Location: Vilupuram  
Date: 2026.03.09 12:09:04



# 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

## 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

## 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

## 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

