Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 11/2025-26 **Date:** 1/26/26 3:42 PM

From:

Village Panchayat

MELPAKKAM

To :

Thiru. Mr. G. ARULSURYA ,
No.2/29 ADJ Towers, 2nd Floor,
SVS Nagar, 2nd Main Road,
Valasaravakkam,
Chennai - 600 087.

Online Application Number: 5WP7F376

Sir/ Madam,

Sub :

Office of the Assistant Director of Town and Country Planning - Viluppuram Distrct– Tindivanam Taluk - Olakkur Panchayat Union – Melpakkam Panchayat & village S.F.Nos: 183/3A, 183/5A , 183/6A & 183/7A - Extent 1.84 Acre(7457 Sq.m) – Technical clearance issued-Final approval and order issued-reg.

Ref :

1 .Joint Director / Deputy Director / Assistant Director, Town and Country Planning Department (Palanning Permission) 5WP7F376/2025/TCP.28.10.2025
2. Gift Deed No.4977/2025 Dated: 24.10.2025

Body:

As per ref 1&2-cited, Assistant Director of Town and Country Planning, Villupuram District, Tindivanam Taluk ,Olakkur Panchayat Union , Melpakkam Panchayat & Village – S.F.Nos: 183/3A, 183/5A , 183/6A & 183/7A - Extent 1.84 Acre or 7457 Sq.m land area for residential layout Planning permission according to the Gift Deed No. 4977/2025, Road and Splay area-2092.32 sq.m., Common area-28.60sq.m, TNEB-28.60sq.m,and Park area-536sq.m, Total area 2685.52 Sqm, has been handed over to the local Body.

before the approval to collect the following fees based on the instructions, below mentioned below. The fees are collected as fee details follow.

Collected Fees Details:

Sl.No	Description	Rate	Area	Total Amount
1	Layout Approval Fees	2	51360	102720
2	Layout Inspection Fees	1000	58	58000

As mentioned above, the fees are collected and, based on technical approval, are assigned as SWP/DTCP/Vilupuram District - LAYOUT No.246/2025, subject to the following terms and Special conditions. The layout approval orders issued and conditions are as follows.

Terms Conditions:

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

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.