Verified RealEstate™

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.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: RPT/Z4SX0YR4/6453 7/2026/TCP

Date: 9/24/26 4:47 PM

From:

Village Panchayat

Arigilapadi

To :

Mr.P.Sanjay, and Mr.P.Saran,
NO.23, Bajanai Kovil Street,NO.23,
Kamma Kandigai
Arakkonam Taluk,
Ranipet- 631 151.

Online Application Number: Z4SX0YR4

Sir/ Madam,

Sub :

Residential (Sub division) Layout in Non-Planning Area (Village Panchayat) - District Town and Country Planning Office, Ranipet District - Arakkonam Taluk - Nemili Panchayat Union – Arigilapadi Village- Survey Numbers: 65/1A, 1C – Site Extent:1279.00 sq.m (or) 0.32 Acres - Final Approval issued - forwarded for further action - Reg.

Ref :

1. On 18.08.2026, Applicant's Mr.P.Sanjay, and Mr.P.Saran, Online Application Form were received through Online Application Number: Z4SX0YR4.
2. The Assistant Director, District Town and Country Planning Office, Ranipet had issued Road pattern and OSR fees vide Letter No: Z4SX0YR4 /2026/TCP on 07.09.2026.
3. The Joint Director, Agriculture Department Ranipet District had issued Dry Land NOC through Letter No.A2/4659/2026, Dated:28.08.2026.
4. Circular from the Director, Directorate of Town and Country Planning Office, Chennai Roc. No 19799/2020, Dated: 24.12.2020.
5. G.O. (Ms). No.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. 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.
7. G.O. (Ms). No.141, Housing and Urban Development Department, Dated: 23.09.2020.
8. G.O. (Ms). No.181, Housing and Urban Development Department, Dated: 09.12.2020.
9. Government Letter No.19113/Nov 4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10. Circular from the Commissioner, the Directorate of Town and Country Planning Office,

Chennai, Roc. No. Ref :13686/2017/LA1, dated: 08.09.2017.
11. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc No. 320/2022/TCP3, Dated: 07.01.2022.
12. Applicant Mr.P.Sanjay, and Mr.P.Saran Scrutiny Fee Receipt, Dated: 18.08.2026.
13. Applicant Mr.P.Sanjay, and Mr.P.Saran OSR Fee and Demand Payment Request Letter from DTCP, dated:10.09.2026.
14. Applicant Mr.P.Sanjay, and Mr.P.Saran OSR Fee, Centage Fee, Development Charge & Display Board Payment Receipt, dated:11.09.2026.
15. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.
16. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 7963/2022/TCP2, Dated: 11.04.2023.
17. Circular from the Director, Directorate of Town and Country Planning Office, Chennai, Roc. No: 9611/2023-TCP5, dated: 25.04.2023.
18. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated: 05.02.2020.
19. G.O. (Ms). No. 53, Housing and Urban Development [UD4(1)] Department, dated: 28.02.2024.
20. G.O. (Ms). No. 58, Housing and Urban Development [UD4(1)] Department, dated: 05.03.2024

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of layout in the Ranipet District, Arakkonam Taluk, Nemili Panchayat Union, Arigilapadi Panchayat/Village, Survey Numbers: 65/1A, 1C Site Extent: 1279.00 Sq.m or 0.32 Acres. consisting of 8 plots is hereby approved.

Special Conditions:
1. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017. have
approved the Tamil Nadu Real Estate (Regulation & Development) Act
2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any manner any plot,
apartment or building, as the case may be, in any Real Estate Project
or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the
protocols as per instruction given by TNRERA.
2. According to the Circular No. 12544/14/CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning
Department has not legally certified the title to the ownership by
granting technical clearance and planning permission. Only the applicant entitlement to development is verified in the documents
submitted with the applicant application (lease deed, sale
deed, gift deed, etc.,) any person wishing to purchase the property must individually assert ownership of the property to the
applicant. Also, if anyone else dispute arises individual rights over it;
they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the
right organization to decide this.
3. With reference to the 7th and 8th cited Government orders, “The Owners / developers shall be allowed either to carry out
infrastructure development works as per the standards specified bythe local body concerned
Body:or to pay the estimate cost to the local Page 3 of 4 body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains,
water supply etc. for the layout, as per existing rules. Before taking over the infrastructure developed by the owners/developers,

the local bodies shall ensure the quality of the works done by the
owners / developers. Reasonable period to be prescribed for up keep/maintenance of the roads and drains by the owners /
developers. Wherever layouts develop at a slow pace, the
maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later".

4.As per G.O. (Ms). No. 79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3
it has been requested to collect Rs.1000 as scrutiny fee for each
plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before
issuing the final approval.

Head of Account:

0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use
Conversion Charges-27 non-Taxation fees - 09 Collections (DPC: 0217-60-
800-AS 22709).

5. As per TNCDBR-2019 the following fee and charges are collected as follows:

Scrutiny Fee - Rs. 1919.00, Dated:18.08.2026.
(Receipt Number: 2026081864537, Transaction ID: 8515875241235).
Display Board Charges – Rs. 10000.00, Dated:11.09.2026.
(Receipt Number: 2026091164537, Transaction ID: 5348543486117).
Development Charges – Rs.2558.00, Dated: 11.09.2026.
(Receipt Number: 2026091164537, Transaction ID: 5348543486117).
Subdivision Charges - Rs.4400.00, Dated: 11.09.2026.
(Receipt Number: 2026091164537, Transaction ID: 5348543486117).
OSR fee charges - Rs. 12790.00, Dated: 08.09.2026.
(Challan Number 20260908036696 Challan Date 08-Sep-2026 Payment Date 08-Sep-2026).

6. non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plot.
(Receipt Number: 2026080365427), Transaction ID -11000376381799, Rs. 9000.00 Dated: 23.09.2026

7.The layout shall be developed strictly as per the approved layout plan.

8.Sale deeds shall be executed only for the plots shown in the approved plan.

9.Roads and other Infrastructue shall be formed as per norms.

10.Arigilapadi Panchayat/Village Resolution No: 61, Dated: 24.09.2026.

Village

Signature valid

Signed by: Village Panchayat President
Location:Ranipet
Date:2026.09.24 16:47:26

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

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.