

RE

REGULATORY RECORD

RERA Document

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

Layout Application - Final Approval Letter



Roc No: 09/205-26

Date: 1/26/26 3:39 PM

From:

Village Panchayat

MELPAKKAM

To :

MANIKANNAN M
No.26, Sannathi Street, Vadapalani, Chennai,Kodambakkam,Mambalam,Chennai,600026

Online Application Number:

TL0MR3BZ

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of Town and Country Planning – Villupuram District - Tindivanam Taluk Olakkur Panchayat Union - Melpakkam Panchayat & Village - S.F.No183/4 to an extent of 0.94 Acres (or) 3800 Sqm Technical clearance issued- Final approval and order issued-reg

Ref :

- 1 .Joint Director / Deputy Director / Assistant Director, Town and Country Planning Department (Palanning Permission) TL0MR3BZ /2025/TCP dated.12.12.2025
2. Gift Deed No.5773/2025 Dated: 08.12.2025

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.No183/4 to an extent of 0.94 Acres (or) 3800 Sqm land area for residential layout Planning permission according to the Gift Deed No. 5773/2025, Road and Splay area-950 sq.m., Common area-15sq.m, TNEB-15sq.m. Total area 980Sqm, has been handed over to the local Body.

And Joint Director / Deputy Director / Assistant Director, Town and Country Planning Department (Planning

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:

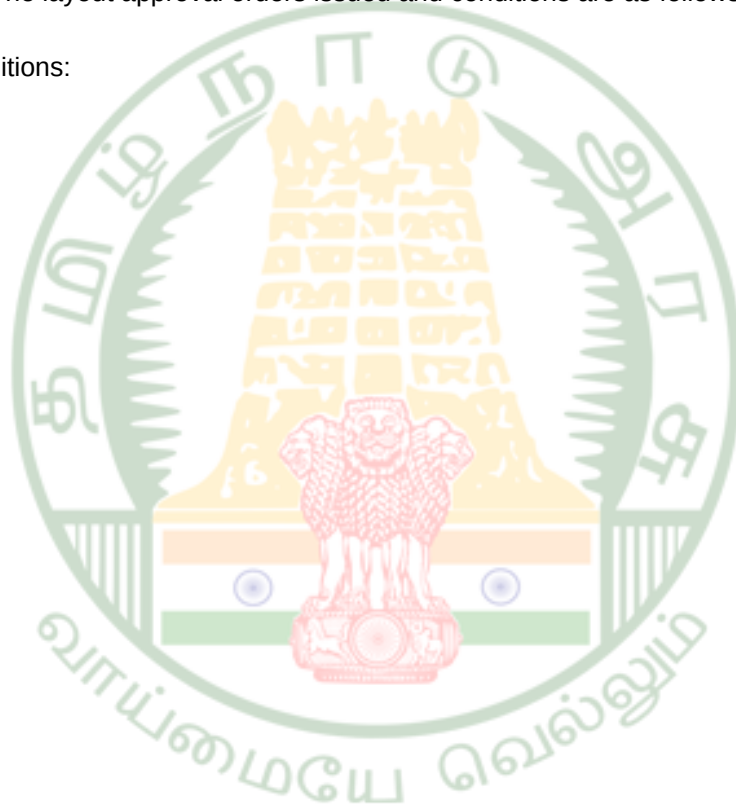
Sl.No Description Rate Area Total Amount

1 Layout Approval Fees 2 30355 60710

2 Layout Inspection Fees 1000 28 28000

As mentioned above, the fees are collected and, based on technical approval, are assigned as SWP/DTCP/Vilupuram District - LAYOUT No. 289/2025, subject to the following terms and Special conditions. The layout approval orders issued and conditions are as follows.

Terms Conditions:



Village

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,
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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.

