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

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 150 / DATE 30.01.2026

Date: 2/5/26 1:31 PM

From:

Village Panchayat

Melvenkatapuram Panchayat Office,
MelVenkatapuram Village,
Perunkanchi(post)

To :

Mrs. S. Radha,
No: 41, Subbarao Street,
Sholinghur Town/Taluk,
Ranipet District - 631102.

Online Application Number: F2D8UV9T

Sir/ Madam,

Sub :

Residential Layout in Non Planning Area (Village Panchayat) - District Town and Country Planning Office, Ranipet District –
Ranipet District – Sholinghur Taluk – Sholinghur Panchayat Union – Melvenkatapuram Village/Panchayat - Survey Numbers:
145/1A1, 145/1A2A1 and 146/2A - Site Extent: 13936.00 Sq.m or 3.435 Acres– Planning Permission issued - forwarded for further
action – Regarding.

Ref :

RPT/F2D8UV9T/51863/2025/TCP
Date 06/10/2025

Body:

Ranipet district, Sholinghur union, Mel Venkatapuram Panchayat, the vacant plots located in Survey Nos. 145/1A1, 145/1A2A1 and 146/2A, comprising plot numbers 1-81, totaling 81 plots and measuring 139360 square meters or 3.435 acres, have been approved as per the letter issued by the District Town and Country Planning Department and as per Government Orders referenced from 1 to 6. The regularization fee of 81,000 (Receipt No. 2025-26/36/10/44/7/34 dated 31.01.2026), development fee of 4,64,978/-, and inspection fee of 4122/- have been paid to the government account. Therefore, the subdivision of these 81

plots is hereby approved as per Panchayat Council Resolution No. 150 dated 30.01.2026.

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.