

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.

Layout Application - Final Approval Letter



Roc No: JPNK1XDP/2026/TCP

Date: 3/13/26 12:00 PM

From:

Village Panchayat

MELPAKKAM

To :

Thiru.M.Sidharth
No:14, Krishnapillai Street,
Tindivanam,
Villupuram District – 604001.

Online Application Number:

JPNK1XDP

Sir/ Madam,

Sub :

Technical approval for the subdivision of 68 residential plots (plot Nos.1 to 68) new layout in Town and Country Planning -Villupuram District – Tindivanam Taluk –Olakkur Panchayat Union – Melpakkam Panchayat – Melpakkam Village – S.F.No: 164/5A, 164/5C, 164/5D, 164/5E, 164/6A,164/6C, 172/4A & 172/4C to an extent of 2.33 ½ Acres (or) 9456.00 Sqm –forwarded to DistrictTown and Country Planning, Villupuram District 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 04.03.2026. Further the applicant Thiru.M.Sidharth, has gifted the road, road splay areas, public purposes area havehanded over to he Local Body vide Gift deed document No:1234/2026, Dated: 05.03.2026.

this residential layout has been approved with the following Conditions.

Then resolution are passed by me with panchyath members, Resolution No.47/2026 dated on 13.03.2026

Ref :

1. Applicant Thiru.M.Sidharth, Online Reference No:JPNK1XDP, dated:25.02.2026.
2. District Town and country planning Office, Villupuram District Letter No:JPNK1XDP/2025/TCP. (Road pattern issued on dated: 04.03.2026).
3. Joint Director, Agriculture Department Dry Land NOC Ir.No:C2/2164/2026, Dated: 28.02.2026.

4. Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated:24.12.2020.
5. Applicant Thiru.M.Sidharth, Gift deed (Local Body) Document No.1234/2026, Dated: 05.03.2026.
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/Nov4(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. OSR Fee & Demand Payment Request Letter, Dated: 04.03.2026 & 06.03.2026
15. Applicant Thiru.M.Sidharth, Letter Dated: 06.03.2026 & 07.03.2026 (Demand Fee).
16. Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated:14.10.2019.
- 17) Local Body Demand Collected, Dated 11.03.2026
- 18)Village Panchayat Resolution No.: 47/2026 ,Date:13-03-2026

Body:

With reference to the 1st letter cited, Applicant has requested for the approval of Residential layout in Viluppuram District, Tindivanam Taluk, Olakkur Panchayat Union, Melpakkam Panchayat & village – S.F.No:

164/5A, 64/5C, 164/5D, 164/5E, 164/6A, 164/6C, 172/4A & 172/4C to an extent of 2.33 ½ Acres (or) 9456.00 Sqm

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 04.03.2026. Further the applicant Thiru.M.Sidharth, has gifted the road, road splay areas, public purposes area have handed over to the Local Body vide Gift deed document No:1234/2026, Dated: 05.03.2026.

this residential layout has been approved with the following Conditions..

In continuation, After that inspection PW works of road are completed by applicant. then final fees of layout Approval fees and inspection fees and others are paid by applicant. So that we were passed resolution by me and panchayat members and resolution No.47/2026 dated on 13.03.2026.

Here, Finally Residential Layout are approved

Village

Signature valid

Signed by: Village Panchayat President
Location: Vilupuram
Date: 2026.03.13 12:00:39



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.

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.

