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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: RPT/5QQS7H5N/48376/2025/TCP

Date: 10/15/25 12:23 PM

From:

Village Panchayat

Melpakkam

To :

Mrs. S. Amudha,
No.73/28, 2nd Floor,
Adam Sahib Street,

Online Application Number: 5QQS7H5N

Sir/ Madam,

Sub :

Residential Layout in Non-Planning Area (Village Panchayat) - District Town and Country Planning Office, Ranipet District –
Arakkonam Taluk – Arakkonam Panchayat Union – Melpakkam Village/Panchayat - Survey Number: 5/2B2 - Site Extent: 3527.00
Sq.m or 0.87 Acres – Planning Permission issued - forwarded for further action – Regarding.

Ref :

1. On 10.06.2025, Applicant Mrs. S. Amudha Online Application Form was received through Online Application Number:
5QQS7H5N.
2. The Assistant Director, District Town and Country Planning Office, Ranipet District had issued Road pattern through
District Letter No: RPT/5QQS7H5N/2025/TCP/2025/TCP on 16.07.2025.
3. The Joint Director, Agricultural Department, Ranipet District had issued Dry Land NOC through Letter No.
A2/3355/2025 on 25.06.2025.
4. Circular from The Director, Directorate of Town and Country Planning Office, Chennai Roc. No 19799/2020, Dated:
24.12.2020.
5. Applicant Mrs. S. Amudha Gift deed (Local Body) document no: 6875/2025, Dated: 21.07.2025.
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/Nov 4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Circular from the Commissioner, the Directorate of Town and Country Planning Office, Chennai, Roc. No.
13686/2017/LA1, dated: 08.09.2017.
13. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc No. 320/2022/TCP3,
Dated: 07.01.2022.
14. Applicant Mrs. S. Amudha Scrutiny Fee Receipt, Dated: 10/06/2025.
15. Applicant Mrs. S. Amudha OSR Fee & Demand Payment Request Letter from DTCP, dated: 16.07.2025 and 04/08/2025.
16. Applicant Mrs. S. Amudha OSR Fee, Centage Fee, Development Charge and Display Board Payment Receipt, dated:
04.08.2025 and 06.08.2025.
17. Applicant Mrs. S. Amudha Flag Day Fund Receipt, dated: 26.06.2025.
Ref :18. 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.
19. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 7963/2022/TCP2,
Dated: 11.04.2023.
20. Circular from the Director, Directorate of Town and Country Planning Office, Chennai, Roc. No: 9611/2023-TCP5, dated:
25.04.2023.
21. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2,
Dated: 05.02.2020.
22. G.O. (Ms). No. 53, Housing and Urban Development [UD4(1)] Department, dated: 28.02.2024.
23. G.O. (Ms). No. 58, Housing and Urban Development [UD4(1)] Department, dated: 05.03.2024.
With

Body:

1, Total area of the property: 3527.00 Sq. m (or) 0.87 Acres
(Plot, pathway – including the road area)
2, Area of the road and front open spaces: 1092.84 Sq. m
3,Area of the plots :2434.16 sq.m
5,number of plots approved :24 nos

Village

Signature valid

Signed by: Village Panchayat President
Location:Ranipet
Date:2025.10.15 12:23:33

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.