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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: RPT/SLGDVHIC/51787/2025/TCP/Uppupettai Panchayat

Date: 3/9/26 3:50 PM

From:

Village Panchayat

Uppupettai

To :

Thiru. Mr. S. Vinayagam,
No: 60, Mettu Street,
Thoppukana,
Arcot Town/Taluk, Ranipet District – 632503.

Online Application Number: SLGDVHIC

Sir/ Madam,

Sub :

Final approval from The President, Residential Layout in Non-Planning Area (Village Panchayat) – Ranipet District – Walajah Taluk – Arcot Panchayat Union – Uppupettai Panchayat - Koorambadi Village – Survey Numbers: 401/2 – Site Extent: 5700.00 Sq. m or 1.41 Acres – final local body Planning Permission issued.

Ref :

1.The Assistant Director, District Town and Country Planning Office, Ranipet District issued, ROC.No. RPT/SLGDVHIC/51787/2025/TCP The layout has been approved number as D.T.C.P. (RPT) No.65/2025 dt. 26.08.2025

2. Gift deed Document No; 6544/2025 dare 20.08.2025,
3. Uppupettai village panchayat Council President's, website letterdated:03.03-2026.
4. Uppupettai Panchayat Council resolutionNo. 94 Date: 05.03.2026

Body:

Order,
view 1 mentioned 1.41 Acres or 5700.00 Sq.m contained in Uppupettai Panchayat - Koorambadi Village – Survey Number : 401/2 – of –Ranipet District – Walajah Taluk – Arcot Panchayat Union – Uppupettai Panchayat - Koorambadi Village – Survey Number: 401/2 For the proposed residential layout, Assistant Director, DTCP, Ranipet District Roc letter number ROC.No. RPT/SLGDVHIC/51787/2025/TCP The layout has been approved number as D.T.C.P. (RPT) No.65/2025 dt. 26.08.2025. All conditions mentioned therein have been examined.

view 2 Gift document number mentioned in of the above audited; 6544/2025 dare 20.08.2025 has been handed over to Uppupettai Panchayat - Koorambadi Village and TANGEDCO for the proposed roads and Tamil Nadu Electricity Board allocation as per the plan for the above proposed residential Layout, and the general allocation to be given to the local body. and land division Also, the survey fee for the proposed Layout mentioned in,

view 3 has been paid to the Uppupettai Panchayat -Koorambadi Village Council through the website scrootny fee 47000/- and Inspection fee 5000/- total Amount 52000/-(fifty two thousand only). And Land Use conversion charges 3%, 16920/- (Rupees Sixteen thousund nine hundred twenty only) has been paid under DBC:0217-60-800-AS22709. Therefore as per Assistant Director, DTCP, Ranipet District vide letter No. RPT/SLGDVHIC/51787/2025/TCP The layout has been approved number as D.T.C.P. (RPT) No.65/2025 dt. 26.08.2025 conditions mentioned there in. All completed. And Submitted.

Hence view 4 - in; The said Uppupettai Panchayat Koorambadi Village Council Resolution No. 94 Dated: 05.03.2026 as on the above - Uppupettai Panchayat Koorambadi Village Punsei Survey No. : 401/2 in an area of 1.41 Acres or 5700.00 Sq.m; Residential Plots 01 to 47 plots (Total plots 47 no) are approved and ordered as proposed residential Layout.

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

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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.