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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 54/2026 **Date:** 7/22/26 6:48 PM

From:

Village Panchayat

Melpulidiyur

To :

Mrs.SANTHANALATHA W/O ASIRVATHAM,
No.850, Mathura Thiruvalluvar Nagar,
Thukkapettai,
Chengam.
Thiruvannamalai (DT) – 606 709.

Online Application Number: V2YCL4X2

Sir/ Madam,

Sub :

Residential Layout - Office of Thiruvannamalai District – Chengam Panchayat Union – Melpulidiyur Panchayat - Acknowledging and Approving to an extent of 6100 Sq.m in the Land Bearing S.F.No 27/6A,27/7A,28/10B Residential Plots - Technical Clearance issued by Assistant Director Town and Country Planning Department (Planning Permission) - reg.

Ref :

1) Applicant Thirumathi. SANTHANALATHA, application Reference No V2YCL4X2/2026 received through Single Window Portal from Dated: 06.02.2026

2) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.

3) Government Letter No. 19113/4(3) / 2017-1, Housing and Urban Development Department, Dated:30.08.2017

4) Letter No. 13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)

5) G.O.No.18, Department of Municipal Administration and Water Supply, dated: 04.02.2019, G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.

6) G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.

7) G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.

8) Letter Roc. No. 19799/2020 Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)

9) Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)

10) Letter Roc No. 320/2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai (Circular)

11) Joint Director,Agricultural department, Thiruvannamalai Lr No E2/2480/2026 dated 02.03.2026

12) Road Pattern plan approved by the District Town and Country Planning Office, Thiruvannamalai Dated:09.04.2026

13) Gift deed Document no 2810/2026 & 2813/2026 Dated 17.04.2026 Uploaded by the Applicant SANTHANALATHA

14) Demand Payment Request Letter of Centage charges and Development charges and osr charges are received from the applicant on 20.04.2026

15) GO MS No 79 Housing and Urban Development Dated 04.05.2017

Body:

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Thiruvannamalai District, issued to Thiruvannamalai District, Chengam Panchayat Union, Melpulidiyur Village Panchayat, and Approving to an extent of 6100 Sq.m in the Land Bearing S.No. 27/6A,27/7A,28/10B Residential Plots Layout, The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP / DTCP/ THIRUVANNAMALAI / LAYOUT APPROVAL NO. 130/2026 Subject to Special conditions and Technical clearance from the Local Authority.

2. Received with letter from the Assistant Director of District Town and Country Planning Department (Planning Permission), Thiruvannamalai District, The Approved Layout Map for the Residential Plots and the Related Documents Submitted by the Applicant has been thoroughly Scrutinized. After Scrutinizing the documents and Onsite Inspection of amenities mentioned in the Layout Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Storm Water Drains, Water Supply Facilities, necessary Street Lights has been provided as per the standards specified by the Localbody, Public Space area of roads are donated to the Melpulidiyur Village Panchayat with the document no: 2810/2026 & 2813/2026 dated: 17.04.2026 registered at the Chengam Sub-Registrar Office.

1.Layout Approval Fee - Rs.119968/- Transaction ID : 11000366773543, Dated. 06/06/2026.

2.Inspection Fee - Rs.5000/- Transaction ID : 11000366773543, Dated. 06/06/2026.
Therefore, Subject to Specific Conditions, Thiruvannamalai District, Chengam Panchayat Union, Melpulidiyur Village Panchayat , extent of 6100 Sq.m in the Land Bearing 27/6A,27/7A,28/10B Residential Plots, It is hereby ordered to grant Approval for the above mentioned Residential Layout.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 0.61.00 Hec. (or) 6100.00 Sq.m

No. of Plots : 40

Gifted over to Local Body :

Layout Road : 2339.82 Sq.m

Public Purpose - 1 : 22.54 Sq.m - 0.59%

Gifted over to TANGEDCO :

TANGEDCO Purpose : 23.16 Sq.m - 0.61%

Conditions :

1. Thiruvannamalai District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department ROC No. V2YCL4X2/2026 Dated. 06.02.2026 and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP/DTCP/ THIRUVANNAMALAI / LAYOUT APPROVAL NO. 130/2026 All the Special conditions mentioned must be strictly followed.

2. Roads Constructed in the approved Residential layout should remain in same existing condition. No Changes should be made.

3. The Details of the plots divided in the approved layout map shall not be altered without the permission of this authority.

4. Approved layout Plots should be used for construction of house only. No dangerous or obnoxious factories are allowed.

5. The Applicant shall pay the difference in rates of fees paid by the Applicant to this Panchayath, if any difference arises.

6. Every plot deed registration should be accompanied by a copy of this layout approval map.

7. The Applicant shall be bound by any changes of orders issued by the Government in the Policy

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2026.07.22 18:48:54

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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