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Layout Application - Final Approval Letter

Roc No: RPT/ZJ42D7IM/38757/2025/TCP

Date: 3/12/25 5:21 PM

From: melnaikkanpalaiyam

Village Panchayat

Melneickenpalayam Panchayat Office
Melnaicken palyam
Anaimallur Post -632507

To :

Thiru. M/s. AVS Property Developers represented by its partner Mr. Epron,
No: 27, Asath Street, Arcot Town/Taluk, Ranipet District – 632503.

Online Application Number: ZJ42D7IM

Sir/ Madam,

Sub :

Final approval from The President, Melnayakanpalayam Panchayat, Timiri Panchayat Union, Arcot Taluk, Ranipet District. - Survey Numbers: 6/2E, 7/1B, 7/2E, 7/3B, 7/4, 8/1, 8/2, and 12B/2B5 - Site Extent: 1.97 Acres or 7972.30 Sq.m.

Ref :

1.The Assistant Director, District Town and Country Planning Office, Ranipet District issued, ROC.No. RPT/ZJ42D7IM/38757/2025/TCP The layout has been approved number as D.T.C.P. (RPT) No.13/2025 dt. 06.02.2025.

2. Gift Document No;.
631/2025 Date:30-01-2025
3. Melnayakanpalayam Panchayat Council President's, websiteletterdated: 25.02-2025.
4. Melnayakanpalayam Panchayat Council resolution No. 48 Date: 08.03.2025.

Body:

Order,
view 1 mentioned 1.97 Acres contained in Melnayakanpalayam Panchayat/Village Survey Nos. 6/2E, 7/1B, 7/2E, 7/3B, 7/4, 8/1, 8/2, and 12B/2B5- ext 7972.30 sqm 1.97 acre of Ranipet District, Arcot taluk, Timiri Block development office; For the proposed residential layout,

Assistant Director, DTCP, Ranipet District Roc letter number RPT/ZJ42D7IM/38757/2025/TCP The layout has been approved number as D.T.C.P. (RPT) No.13/2025,dt.06.02.2024.All conditions mentioned therein have been examined.

view 2 Gift document number mentioned in of the above audited; 631/2025 dated: 30-01-2025 has been handed over to Melnayakanpalayam Panchayat 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 Melnayakanpalayam Panchayat Council through the website scrootny fee 56000/-(Fifrty six thousand only). And Land Use conversion charges 3%, e-challan no 20250225032894 13000/- (Rupees Thirteen thousand only) has been paid under DBC:0217-60-800-AS22709.

Therefore as per Assistant Director, DTCP, Ranipet District vide letter No. RPT/ZJ42D7IM/38757/2025/TCP The layout has been approved number as D.T.C.P. (RPT) No.13/2024 dt. 06.02.2025 conditions mentioned there in. All completed. And Submitted.

Hence view 4 - in; The said Melnayakanpalayam Panchayat Council Resolution No. 48 Dated: 08.03.2025 as on the above Melnayakanpalayam Village / Panchayat Punsei Survey Nos. 6/2E, 7/1B, 7/2E, 7/3B, 7/4, 8/1, 8/2, and 12B/2B5 an area of 1.97 cent acres or 7972.30 Sq.m. finanaly apruval for 52 Residential plots and 01 shop plot total Plots 53 (01 to 53 plots) are approved and ordered as proposed residential Layout.

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Village

Validity unknownSignature valid

Signed by: Village Panchayat President
Location:Ranipet
Date:2025.03.12 17:21:15



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

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Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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Compliance & Special Services

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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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