



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



Layout Application - Final Approval Letter



Roc No: 1/2025-2026

Date: 4/10/25 2:57 PM

From:

Village Panchayat

Panchayat Office Building, Periya melamaiyur, Vallam Post, Chengalpattu (Dist)

To :

The President
Melamaiyur Panchayat

Online Application Number:

SH4WTL8C

Sir/ Madam,

Sub :

District Town and Country Planning office Chengalpattu District- Residential Layout- Formation of residential layout in Chengalpattu District and Taluk, Kattankulathur Panchayat Union, Melamaiyur Panchayat and Village in the Land Bearing S.Nos.173/1A,173/2,173/3; 332/2 to an extent of 6550.00sq.m(1.62 Acre) -Layout Technical Approval issued - Forwarded for further action - Reg.

Ref :

Application (Reference No.SH4WTL8C) received through Single Window Portal from Thiru. M. AJMALKHAN, Dated:26.06.2024.

Body:

- 1 Application (Reference No.SH4WTL8C) received through Single Window Portal from Thiru. M. AJMALKHAN, Dated:26.06.2024.
2. Road pattern plan approved by the District Town and country planning Office, dated: 13.08.2024
- 3 Joint Director, Agriculture and Welfare Department, Chengalpattu NOC Letter Ka.No.E2/5393/2024Dt: 29.07.2024
- 4 Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning,

Chennai (Circular).

5 Gift deed document No.2481/2024 dated: 06.09.2024 Uploaded by the Applicant Thiru. M. AJMAL KHAN Dt: 27.11.2024

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

7 G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.

8 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 and G.O. No.181, Housing and Urban Development Department, Dated: 09.12.2020.

9 G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020

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

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

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

Ref :

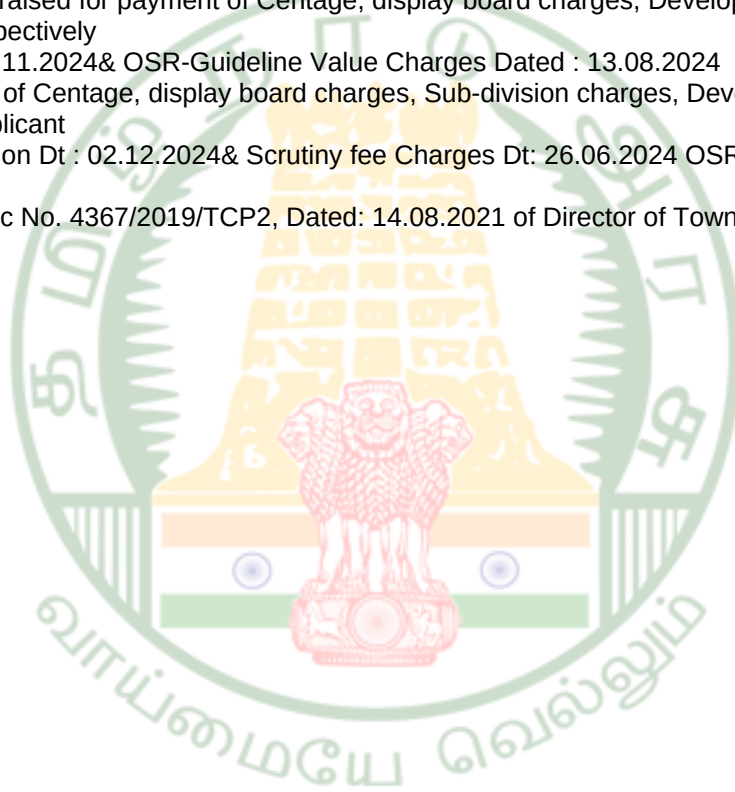
13 G.O. No.53, Housing and Urban Development Department[UD4(1)], Dated: 28.02.2024

14 Tamil Nadu Government Gazette No.28] Part – II, Section 2 Dt: 10.07.2024

15 Demand raised for payment of Centage, display board charges, Development Charges, Sub-division charges respectively dated on 27.11.2024& OSR-Guideline Value Charges Dated : 13.08.2024

16 Payment of Centage, display board charges, Sub-division charges, Development Charges received from the applicant respectively on Dt : 02.12.2024& Scrutiny fee Charges Dt: 26.06.2024 OSR-Guideline Value Charges Dt : 27.11.2024

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



Village



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.



Property Development & Approvals

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



NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



 **empowering your real estate decisions**
with smart tools



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



We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate