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Layout Application - Final Approval Letter

Roc No: 38

Date: 6/19/25 3:13 PM

From:

Village Panchayat

Melvenkatapuram Panchayat Office,
MelVenkatapuram Village,
Perunkanchi(post)

To :

B kathija thasneem 4th avenue flat no 2 indhira arcade harrington road chetpet chennai-600031

Online Application Number: FZ5KSZ0F

Sir/ Madam,

Sub :

layout approval

Ref :

In Melvenkatapuram Panchayat, a plot of land with survey number 303/2B and acre of 1.16 cents has been created and an online application FZ 5KSZOF has been registered and received

Body:

Layout Application - Final Approval Letter

Roc No:38

Date:16.06.2025

From:
Melvenkatapuram Village Panchayat
Sholinghur Panchayat Union
Ranipet

To:

Mrs B Kathija Thasneem
No.6 ,4th Avenue Flat No.2, Indira
Arcade, Harrington Road, Chetpet,
Chennai-600031

Online Application Number: FZ5KSZ0F

Sir/ Madam,

Sub :

Layout - Office of Ranipet District Sholinghur, Panchayat Union, Melvenkatapuram Village Panchayat acknowledging and Approving to an extent of 34859sq.ft in the land Bearing S.No.303/2B layoutl 19 Nos Plots Sale Permission – Reg

Ref : 1. Mrs. B. Kathija thasneem Layout dated.14.05.2025
2.Village Panchayat Layout Planning Department Roc. 2/2025/TCP Date : 16.06.2025.
3.Melvenkatapuram Panchayat Resoluation No.38/16.06.2025.
4. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
5.G.O.(MS) NO:119,Housing and Urban Development Department, Dated: 16.07.2024
6. G.O.180 Rural Development and Panchayat Raj (PR-II), Department Dated: 05.12.2024

Body:

in the Letter from the Assistant Director Town and Country Planning Department Ranipet District,Sholinghur Panchayat Union , Melvenkatapuram Village Panchayat acknowledging and Approving to an extent of 34859sq.ft in the land Bearing S.No.303/2B Residential Plots Planning Permission

Received With Letter From the Assistant Director of District Town and Country Planning Department (Planning Permission), ranipet 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 on site 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 Local Body, Public Space area of Roads are donated to the Melvenkatapuram Panchayat

1. Layout Approval Fee- 72736/- Transaction ID : CICAgKiy6oDMFw
2. Layout Inspection Fee - 1500/- Transaction ID : CICAgKiy6oDMFw

Conditions:

1. Ranipet District, Joint Director/Deputy Director/Assistant Director(Incharge), District Town and country Planning Department ROC No.38/16.06.2025 /TCP, and Residential Layout Technical Clearance/Concurrence/Planning Permission is issued to the above mentioned Layout. 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.

Mrs B Kathija Thasneem
No.6, 4th Avenue Flat No.2, Indira
Arcade, Harrington Road, Chetpet,
Chennai-600031.

Copy to:

Ranipet District, Joint Director/Deputy Director / Assistant Director(incharge), District Town and Country Planning Department, Ranipet-632401

Village

Signature valid

Signed by: Village Panchayat President
Location:Ranipet
Date:2025.06.19 15:13:05



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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.

NRI & Investment Services

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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

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

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