Verified RealEstate™

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: ROC No.1/2024 sembedu/VP/Resolution No:1378

Date: 11/25/24 1:52 PM

From:

Village Panchayat

Sembedu

To :

N. MANGAYARKARASI
plot no 3 door no 6 church street
sparten nagar,
mugaper east,
chennai - 600 037.,,mogapair

Online Application Number: MQYQF7RX

Sir/ Madam,

Sub :

Residential Layout in Non-Planning Area (Village Panchayat) - District Town and Country Planning Office, Ranipet District –
Ranipet District – Arakkonam Taluk – Arakkonam Panchayat Union – Sembedu Village/Panchayat – Survey Numbers: 365/3A4
and 365/3B – Site Extent: 4700.00 Sq. m (or) 1.16 Acres – Final approved – Regarding.

Ref :

1. On 20.08.2024, Applicant Mrs. N. Mangayarkarasi Online Application Form was received through Online Application
Number: MQYQF7RX.
2. The Assistant Director, District Town and Country Planning Office, Ranipet District had issued Road pattern through
District Letter No: RPT/MQYQF7RX/32780/2024/TCP on 01.10.2024.
3. The Joint Director(i/c), Agricultural Department, Ranipet District had issued Dry Land NOC through Letter No.
A2/4612/2024 on 27.08.2024.
4. Circular from The Director, Directorate of Town and Country Planning Office, Chennai Roc. No 19799/2020, Dated:
24.12.2020.
5. Applicant Mrs. N. Mangayarkarasi Letter, Gift deed (Local Body) document no: 8574/2024, Dated: 07.10.2024.
6. G.O. (Ms). No.138, Housing and Urban Development Department, Dated: 04.06.2004.

7. G.O. (Ms). No.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O. (Ms). No.18, Department of Municipal Administration and Water Supply, dated: 04.02.2019 and G.O. (Ms). No.16,
Department of Municipal Administration and Water Supply, dated: 31.01.2020.
9. G.O. (Ms). No.141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O. (Ms). No.181, Housing and Urban Development Department, Dated: 09.12.2020.
11. Government Letter No.19113/Nov 4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Circular from the Commissioner, the Directorate of Town and Country Planning Office, Chennai, Roc. No.
13686/2017/LA1, dated: 08.09.2017.
13. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc No. 320/2022/TCP3,
Dated: 07.01.2022.
14. Applicant Mrs. N. Mangayarkarasi Scrutiny Fee Receipt, Dated: 20.08.2024.
15. Applicant Mrs. N. Mangayarkarasi Demand Payment Request Letter from DTCP, dated: 08.10.2024
16. Applicant Mrs. N. Mangayarkarasi Centage Fee, Development Charge and Display Board Payment Receipt, dated:
09.10.2024.
17. Applicant Mrs. N. Mangayarkarasi OSR Payment Request Letter from DTCP, dated: 01.10.2024.
18. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2,
Ref :
Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.
19. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 7963/2022/TCP2,
Dated: 11.04.2023.
20. Circular from the Director, Directorate of Town and Country Planning Office, Chennai, Roc. No: 9611/2023-TCP5, dated:
25.04.2023.
21. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2,
Dated: 05.02.2020.
22. G.O. (Ms). No. 53, Housing and Urban Development [UD4(1)] Department, dated: 28.02.2024.
23. G.O. (Ms). No. 58, Housing and Urban Development [UD4(1)] Department, dated: 05.03.2024.
24. Applicant Mrs. N. Mangayarkarasi OSR Payment Receipt, dated: 08.10.2024.
25. The Deputy Director(i/c), District Town and Country Planning Office, Vellore District had issued Road pattern through
District Letter No: 1741/09/VD3, Dated: 27.01.2010 (Approval Number: L.P. / D.T.C.P. (VD) No.05/2010).

Body:

In the continuation,With reference to the 1st Cited letter, applicant has requested for the approval of layout in the Ranipet District, Arakkonam
Taluk, Arakkonam Panchayat Union, Sembedu Panchayat/Village comprised in the Survey Number: 365/3A4 and 365/3B
with an extent of 4700.00 Sq. m (or) 1.16 Acres.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout have been issued by the
Assistant Director, Ranipet District Town and Country Planning Office on 12.09.2024. Further the Applicant Mrs. N.
Mangayarkarasi has gift deed the road, road splay, Public Purpose & TANGEDCO Purpose areas have been handed over to
The Panchayat President, Sembedu Panchayat on 07.10.2024. Hence, this layout has been approved with below conditions.
As per the condition, the layout has been approved and approved number issued as L.P. / D.T.C.P. (RPT) No. 103/2024.

Our application for layout approval has been scrutinized,and permission is granted for PATTA NO: 3714, 1048 and as well as Survey No: 365/3A4 , 365/3B of Sembedu village panchayat, arakkonam panchayat union, arakkonam taluk, Ranipet district. the layout apporved, and the applicant ROC No. 1/2024 sembedu has been issued with Resolution No:

VP/Resolution No 1378 , it is here order to 28 plots of Site Extent: 4700.00 Sq. m

Village

Signature valid

Signed by: Village Panchayat President
Location:Ranipet
Date:2024.11.25 13:52:57



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

Verified RealEstate™

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
www.verified.realestate