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Layout Application - Final Approval Letter

Roc No: 01/2024

Date: 12/21/24 5:28 PM

From:

Village Panchayat

Kilkodungalore

To :

Mr. M. Manoharan
F-5, Kings Park, 25, S.S.R Pangajam Road,
S.S.R Pangajam Theatre, Saligramam,
Mambakkam Taluk,
Chennai – 600093.

Online Application Number: 5TFTXWBL

Sir/ Madam,

Sub :

Residential Layout Approved -Tiruvannamalai District - The proposal for a Residential Layout with an extent of 2050.00 Sq.m (0.50 ½ Acre) in S.No. 169/3A1 and 169/6B of Kilkodungalur Village and Panchayat, Vandavasi Panchyat Union / Taluk, Tiruvannamalai District - Technical clearance issued - Layout Approved - Reg.

Ref :

1.Applicant Mr. M. Manoharan Letter No. 5TFTXWBL dated : 23.11.2024
2.District Town and country planning Office, Tiruvannamalai District Letter No. 5TFTXWBL /2024/TVM. (Road pattern issued on
dated: 28.11.2024).
3. Joint Director Of Agricultural Department, Tiruvannamalai District Letter No: E3/9184/2024, Dated : 18.11.2024
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
5. Applicant Mr. M. Manoharan Letter No. 5TFTXWBL, Dated:03.12.2024. (Gift deed document no:1765/2024 dated:02.12.2024).
6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8.G.O.18, Department of Municipal Administration and Water Supply,Dated:04.02.2019 and G.O.16 Department of Municipal
Administration and Water Supply, dated:
31.01.2020.
9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020

10.G.O.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 of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
13.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
14.Demand payment Request Letter, Dated:03.12.2024. (requiring payment of Centage Fee, Display Board Fee, OSR Guideline
Value Fee, Development charge,
Subdivision charge and Flag Day Fund).
Ref :
15. Applicant Mr. M. Manoharan Letter No. 5TFTXWBL Dated:04.12.2024. (Payment of Centage Fee, Display Board Fee, OSR
Guideline Value Fee, Development charge,
Subdivision charge and Flag Day Fund).
16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
17.Kilkodungalur Panchayat resolution no: 19,Dated:12.12.2024.

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in with an extent of 2050.00 Sq.m (0.50 ½ Acre) in S.No. 169/3A1 and 169/6B of Kilkodungalur Village and Panchayat, Vandavasi Panchyat Union / Taluk, Tiruvannamalai District forwarded to District Town and Country Planning, Tiruvannamalai District for concurrence.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the District Town and Country Planning on 28.11.2024. Further the applicant Mr. M. Manoharan has gift deed the Roads, Road Splays PP-1 site (reserved local body) & PP-2 site (reserved for TANGEDCO) has been handed over to the local body on: 02.12.2024. And Kilkodungalur Panchayat resolution no: 19,Dated:12.12.2024. Hence, this residential layout has been approved.

Copy To :

1. The Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600008.
2. The Sub-Register,
Kilkodungalur Sub-Register office,
Tiruvannamalai District.
3. The Assistant Director,
Survey Land Records,
Tiruvannamalai.
4. The Tahsildar (Tamilnilam)
Vandavasi Taluk,
Tiruvannamalai District.

Village



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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

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