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Layout Application - Final Approval Letter

Roc No: 16.12.2024/Birudur/V p/resulation No :75

Date: 1/3/25 11:23 AM

From:

Village Panchayat

Birudur

To :

B.Chandrasekaran and N.Murali
NO. 37/4C/4, Kasthuribhai Street,
Kesava Nagar,
Vandavasi,
Tiruvannamalai District

Online Application Number: BJWLULRH

Sir/ Madam,

Sub :

Residential Layout - Office of the District town and country planning, Tiruvannamalai District - The proposal for a Residential
Layout with an extent of 4450.00 Sq.m (1.10Acre) in S.F.No. S.No. S.No. 343/8B and 343/9 of Birudur Village and Panchayat,
Vandavasi Panchayat Union/Taluk, Tiruvannamalai District- Issuance of policy-level subdivision approval

Ref :

1.Applicants Mr.B.Chandrasekaran and N.Murali Letter No. BJWLULRH, Dated:05.11.2024
2.District Town and country planning Office, Tiruvannamalai District Letter No. BJWLULRH /2024/TVM. (Road pattern issued on
dated: 06.11.2024).
3. Joint Director Of Agricultural Department, Tiruvannamalai District Letter No: E3/9184/2024, Dated : 10.10.2024.
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
5. Applicants Mr.B.Chandrasekaran and N.Murali Letter No. BJWLULRH, Dated:12.11.2024. (Gift deed document no:5414/2024,
dated:11.11.2024).
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:13.11.2024. (requiring payment of Centage Fee, Display Board Fee, OSR Guideline
Value Fee, Development charge, Subdivision charge and Flag Day
Fund).
Ref :
15. Applicants Mr.B.Chandrasekaran and N.Murali Letter No. BJWLULRH, Dated:15.11.2024. (Payment of Centage Fee, Display
Board Fee, OSR Guideline Value Fee, Development charge,
Subdivision charge and Flag Day Fund).

Body:

In the continuation with refrence to The 2nd cited road pattem for residential layout has been on 15.11.2024 further the application Tvl B Chandirasekaran And N.Murali has gift deed the road ,road splay and pakr areas has been handed over to the local body on 12.10.2024 Hence, this residential layout has been approved with below conditions

our application for layout approval has been scrututinized, and permission is granted for patta No 3045 and as well as survey No 343/8B,And 343/9 of Viilage panchayat, Vandavasi union Tiruvannamalai District. The Layout has been is approved, and the application ROC No :75 Dated 16.12.2024 has been issued with SWP/DTCP/tiruvannamalai/layout No:05/2024

Village



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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

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

Compliance & Special Services

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



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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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