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Layout Application - Final Approval Letter

Roc No: 92

Date: 12/20/24 10:29 AM

From:

Village Panchayat

Pappanthangal Panchayat office

To :

Mr. R VELU,
NO 150 Kamarajar Street Kodanagar Cheyyar Town,Cheyyar Taluk,Tiruvannamalai District,Kodanager,Cheyyar,Tiruvannamalai,606601

Online Application Number: 8TM39XPY

Sir/ Madam,

Sub :

Residential Layout Approved-Office of theDistrict Town&Country Planningoffice Tiruvannamalai district – Cheyyar Taluk/Panchayat Union,Pappanthangal Village/Panchayat, Comprised in Survey Nos.20/1b,2b which havean extent of 0.98.00 Hectare (2.42 Acre) – Technical clearance issued - Layout Approved - Reg

Ref :

1. Applicants:Mr.R.Velu,Online Application Form, Online Application Number : 8TM39XPY / 2024,
Dated: 05/11/2024.
2. District Town&c ountry planningOffice,TiruvannamalaiDistrict,Road pattern issued on dated: 05/02/2024.
3. Joint director of Tiruvannamalai dry land agriculture NOCRoc.No:A2/4746/2023, Dated:30/06/2023.
4. Circular from the Director of TownandCountry Planning,Roc.No19799/2020,Dated: 24.12.2020.
5. Applicants Mr.R Velu Letter, layout Road's& public area Gift deed in favour of (Local Body)
document
no: 8TM39XPY/2024/TCP, dated: 26/11/2024.
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

& 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.

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Tiruvannamalai District,Cheyyar Taluk/Panchayat Union, Pappanthangal Village/Panchayat, Comprised in Survey Nos.20/1B,2B whichhave an extent of 0.98.00 Hectare (2.42 Acre)forwarded for concurrence final order issued.

Inthecontinuation ,with reference to the 2nd cited letter,road pattern for residential layout has been issued by the Assistant

Director,District Town and Country Planning,Tiruvannamalai district on 26/11/2024.Further the applicant has gift deed the road

space areas has been handed over to theconcern localbody on:30/11/2024 and Painkinar Panchayat Resolution No. 92, Dated: 08/11/2024. Hence, this residential layout has been approved with below conditions.

As per the condition, the layout has been approved and approved number issued as LP/SWP/DTCP/TIRUVANNAMALAI/APPROVALNO.80/2024 and enclosed with 8sets of original maps and gift deeded

Registration department office and land survey department for information and appropriate action.

As per circular cited in13th,it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamil nilam website.

AsPerTNCDBR-2019,Rule:47(6),In stead of allocation of OSR Area in the10%of theLayoutArea Excluding Road, the

Special Conditions

have approved theTamilNaduRealEstate(Regulation&Development)Act2016,The promoter has to advertise, Market,

book sell or offer for sale or invite persons to purchase in any manner any plot,apartment or building,as the case may be,

in any RealEstate Project or partofit only after registering theRealEstateProject with the RealEstate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.

6. AsperTNCDBR-2019thefollowing fee and charges are collected asfollows:LayoutApproval Fees(Guide line value) – Rs.36799/-

Conditions:

Rule No.11 of the following aspects ;

a) Title or ownership of the site or building.

b) Easement Rights.

Department.

3. Corners of plot located at the junction of two roads should be laid with the splay shown on the approved map.

than plots selected for public purposes. Also, only where the change of land use is requested, only those mentioned in the Residential Use mentioned in TNCDBR-2019 should be allowed by the local body only.

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.



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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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