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: H00NJZL8/2024/TCP

Date: 10/17/24 8:13 PM

From:

Village Panchayat

Perumal koil Street, Sithanangur, Thiruvennainallur

To :

1) Block Developement Officer,
Thiruvennainallur panchayat union,
Thiruvennainallur Taluk, Villupuram District.

2) Tahsildar ,
Thiruvennainallur Taluk ,
Villupuram.

Online Application Number: H00NJZL8

3) Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.

4) Sub-Registrar,
Thiruvennainallur Sub- Registrar Office,
Villupuram District.

5) Assistant Director, Survey & Land Records,
Villupuram District.

6) Thiru.C.Jayasankar, S/o.Chandrasekaran,
No.355B, Main road, Thattampalayam,
Panruti Taluk, Cuddalore district.

Sir/ Madam,

Sub :

Residential layout in Villupuram District, Thiruvennainallur Taluk, Thiruvennainallur Panchayat Union, Sithanangur Village - S.F.Nos.72/1A,72/2A1,72/3A,72/4B3,72/4C3 to an extent of 4.25 Acres (or) 17202 Sqm The layout proposal received in this for concurrence.

In continuation, with reference to the 2nd letter cited, Road pattern for Residential layout has

been issued by the Villupuram District office on 31.08.2024. Further the applicant Thiru. C.Jayasankar has gifted the road, road splay, Park & Public Purpose areas have handed over to the local body vide Gift deed document No: 2690/2024 Dated: 05.09.2024
Hence, this residential layout has been approved with below conditions.

Ref :

1) Applicant Thiru. C.Jayasankar, The layout proposal received through online vide reference No:H00NJZL8/2024/TCP, Dated:12.08.2024.

2) District Town and country planning Office, Villupuram District Letter No. H00NJZL8/2024/TCP (Road pattern issued date:31.08.2024)

3) Villupuram District Joint Director , Agriculture NOC Letter No.C2/8417/2024, Dated: 24.08.2023

4) Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020, Dated: 24.12.2020

5) Applicant Thiru. C.Jayasankar, Gift deed (Local Body) Document No. 2690/2024 ,Dated:05.09.2024

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 WaterSupply, 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 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) Applicant Thiru. C.Jayasankar Centage Fees & Development charges, Dated: 11.09.2024

15) Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

16) Scrutiny Fees For Local Body Challan NO: 2024-2025/4/3/46/7/2, Dated 14.10.2024

17. Land Coversion Charges Challan No 20241016009871, Dated 16.10.2024

18. Village Panchayat Resolution No:48, Dated 15.10.2024

19. Local Body Demand Collected, Dated 14.10.2024

Body:

1. Alteration of plot sizes, road pattern, sizes, dimensions of public reservations and further subdivision of the plotcontrary to the Layout Plan approved by the Town and Country Planning department and Local Body shall not be done without the prior approval of the District Town and Country Planning department

and Local Body.

2. The corners of the plots located at the junction of two roads should be laid with the splay as shown on the approved Layout Plan.

3. No plot shall be sold, leased or transferred in any other means or to build to build any construction on any plot before conforms to the above two conditions.

4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for public purposes. Also, only in those places where the change is plot landuse is requested those developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior concurrence of the town and country department.

5. If a low tension / high tension powerline / telegraph line is present through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout Plan.

6. The low laying part of the layout area should be raised to street level

7. On all streets exceeding 7.2 meters in width, shading type trees shall be planted in symmetrical type within 1.00 meters from boundary and not more than 9.00 meters in length, of the road.

8. The applicant must obtain final approval regarding the plots/ Layout from the concerned Local Body. Also, before constructing any buildings in the plots, the applicant should be obtained necessary permissionfrom the Town and Country Planning dept or the Local Body Office concerned.

9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any problem arises regarding the ownership of land for the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Body, a copy of the approval should be sent Body:
to this office, along with a copy of certificate / Acknowledgement (gift deed document) of handover of the public open spaces to the local body concerned

10. Once the applicant receives the approval of the layout plan from the district Town and country planning office, the approved layout plan shall be permanently displayed at the entrance of the layout without any change / and compete details for public view through a 60 x 120cm permanent display board along with the details of resolution number and date of the layout.

11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right can be asserted on the ground that layout has been approved where there is no actual title to the land.

12. If the Documents provided for the land ownership and others documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission / Concurrence approval for the plot might be affected, the planning permission/ concurrence granted to the layout will be cancelled by the District Town and Country Planning department and Local Body without any prior notice.

13. A copy of the plan approved by the District Town and Country Planning Department along with a copy of this order shall be compulsorily provided to the purchasers while the plots are sold.

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.



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