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Layout Application - Final Approval Letter

Roc No: RPT/O6IZ4VUI/31367/2024/TCP

Date: 10/23/24 4:29 PM

From:

Village Panchayat

BANAVARAM PANCHAYAT OFFICE, BANAVARAM, SHOLINGHUR TALUK.

To :

A ALEEM
NO-15 south vanniyar street sholinghur town sholinghur ranipet district-631102

Online Application Number: O6IZ4VUI

Sir/ Madam,

Sub :

Residential Layout in Non-Planning Area (Village Panchayat) - District Town and Country Planning Ranipet District – Sholinghur Taluk – Kaveripakkam Panchayat Union – Banavaram Village/Panchayat – Survey Numbers:316B/7B and 316B/7C – Site Extent: 8100.00 Sq. m or 2.00 Acres –final order by panchayat officce

Ref :

1. On 24.07.2024, Applicant Mr. A. Aleem Online Application Form was received through Online Application Number:O6IZ4VUI.
2. The Assistant Director, District Town and Country Planning Office, Ranipet District had issued Road pattern through District Letter No: RPT/O6IZ4VUI/31367/2024/TCP on 29.08.2024.
3. The Joint Director(i/c), Agricultural Department, Ranipet District had issued Dry Land NOC through Letter No. A2/4296/2024 on 08.08.2024.
4. Circular from The Director, Directorate of Town and Country Planning Office, Chennai Roc. No 19799/2020, Dated:24.12.2020.
5. Applicant Mr. A. Aleem Letter, Gift deed (Local Body) document no: 2101/2024, Dated: 13.09.2024.
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 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 Mr. A. Aleem Scrutiny Fee Receipt, Dated: 24.07.2024.
15. Applicant Mr. A. Aleem Demand Payment Request Letter from DTCP, dated: 19.09.2024
16. Applicant Mr. A. Aleem Centage Fee, Development Charge and Display Board Payment Receipt, dated: 19.09.2024.
17. Applicant Mr. A. Aleem Flag Day Fund Receipt, dated: 26.08.2024.
18. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2,
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 Mr. A. Aleem OSR Payment Request Letter from DTCP, dated: 29.08.2024
25. Applicant Mr. A. Aleem OSR Payment Receipt, dated: 17.09.2024.
26. President of panchayat site inspection 23.10.2024
27 . Applicant Mr. A. Aleem OSR Payment Receipt, dated: 17.09.2024
28. . Applicant Mr. A. Aleem local body demand Payment Receipt, dated: 23.10.2024
29. 3% guide line value paid by applicat dated.23.10.2024

Body:

With reference to the 1st Cited letter, applicants have requested for the approval of layout in the Ranipet District,Sholinghur Taluk, Kaveripakkam Panchayat Union, Banavaram Panchayat/Village comprised in the Survey Numbers:316B/7B and 316B/7C with an extent of 8100.00 Sq. m or 2.00 Acres.

With ref 26.president inspected site and process for demand and with ref 28 & 29 applicant paid demand of local body

Demand collected

s.no	Description	Amount	date
1	Scrutiny fees per plot rs.1000	51000	23.10.2024
2	Inspection fees	1000	23.10.2024
3.	3% guied line value land conversion fees	13851	23.10.2024

Village

Signature valid

Signed by: Village Panchayat President
Location:Ranipet
Date:2024.10.23 16:29:07



our services doesn't just end there

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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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We're honored to be part of your real estate journey

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