



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: 88

Date: 12/24/24 6:59 PM

From:

Village Panchayat

Aradivelur Panchayat office

To :

Mr. V RAMANATHAN K BASKARAN R GUNASEKHAR
No.517, Mariyamman Koil Street, Vayalur Village, Azhividaithangi Madura,Vembakkam Taluk,
Tiruvannamalai - 604402,Vayalur,Vembakkam,Tiruvannamalai,604402

Online Application Number:

OB2PB785

Sir/ Madam,

Sub :

Residential Layout Approved-Office of the District Town&Country Planning office Tiruvannamalai district –
Cheyyar Taluk/Panchayat Union,Aradivelur Village/Panchayat, Comprised in Survey Nos.83/1B2 which
have an extent of 0.99.00 Hectare(2.44Acre)–Technical clearance issued-Layout Approved-Reg

Ref :

1. Applicants: Mr. V RAMANATHAN K BASKARAN R GUNASEKHAR ,Online Application Form, Online Application Number : OB2PB785/ 2024,Dated: 05/11/2024.
2. District Town& country planning Office,Tiruvannamalai District,Road pattern issued on dated: 06/04/2024.
3. Joint director of Tiruvannamalai dry land agriculture NOC Roc.No:A2/4746/2023, Dated:30/06/2023.
4. Circular from the Director of Town and Country Planning,Roc.No19799/2020,Dated: 24.12.2020.
5. Applicants Mr. V RAMANATHAN K BASKARAN R GUNASEKHAR Letter,layout Road's &public area Gift deed in favour of(Local Body)
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, Aradivelur Village/Panchayat, Comprised in Survey Nos.83/1B2 which have an extent of 0.99.00 Hectare (2.44 Acre) forwarded for concurrence final order issued.

In the continuation, 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 the concerned local body on: 20/12/2024 and Aradivelur Panchayat Resolution No. 88, Dated: 20/12/2024. 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/APPROVAL NO.88/2024 and enclosed with 8 sets of original maps and gift deed.

Registration department office and land survey department for information and appropriate action. As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamil nilam website.

As Per TNCDBR-2019, Rule:47(6), Instead of allocation of OSR Area in the 10% of the Layout Area

Excluding Road, the

Special Conditions

have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, 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 Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.

6. As per TNCDBR-2019 the following fee and charges are collected as follows: Layout Approval Fees (Guide line value) – Rs.17998/-

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 display shown on the approved map.

than plots selected for public purposes. Also, only where the change of land use is requested, only those

Village

Signature valid

Signed by: Village Panchayat President
Location: Tiruvannamalai
Date: 2024.12.24 18:59:43





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



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](tel:+919996129996)
www.verified.realestate