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Layout Application - Final Approval Letter

Roc No: 226 Date: 12/9/24 5:04 PM

From:

Village Panchayat

Painkinar Panchayat office

To :

Mr. Tvl. Barathachakaravarthi and Three Others,
No.871 Ranganathan Street,Kilpudupakkam Ext,Cheyyar,
Tiruvannamalai,604407.

Online Application Number: 62334FJV

Sir/ Madam,

Sub :

Residential Layout Approved - Office of the District Town& Country Planning office Tiruvannamalai district – Cheyyar Taluk/Panchayat
Union, painkinar Village/Panchayat, Comprised in Survey Nos.248/2, 248/2, 249/1, 249/2 which have an extent of 0.58.50 Hectare (1.44 Acre) – Technical clearance issued - Layout Approved - Reg

Ref :

1. Applicants: Tvl. Barathachakaravarthi and Three Others, Online Application Form, Online Application Number : 62334FJV/2024, Dated:27/10/2024.
2. District Town &country planning Office, Tiruvannamalai District,Road pattern issued on dated: 05/02/2024.
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.No 19799/2020, Dated: 24.12.2020.
5. Applicants Tvl. Barathachakaravarthi and Three Others Letter, layout Road's & public area Gift deed in favour of (Local Body) document no:671/2024, dated:27/10/2024.
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.
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. Centage Fee payment Request Letter, dated: 07/03/2024.
15. Applicants Tvl. Barathachakaravarthi and Three Others Centage Fee Payment Receipt dated:14/03/2024.
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.08.2021.
17. Painkinar Panchayat Resolution No:226,Dated :08.12.2024.

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Tiruvannamalai District,Cheyyar Taluk/Panchayat Union, Painkinar Village/Panchayat, Comprised in Survey Nos. 248/2, 248/2, 249/1, 249/2 which have an extent of 0.58.50 Hectare (1.44 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 08/12/2024. Further the applicant has gift deed the road
space areas has been handed over to the concern local body on:20/02/2024 and Vinnavadi Panchayat Resolution No. 226, Dated: 08/12/2024. 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.80/2024 and enclosed with 8 sets of original maps and gift deeded
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.34320/-

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.

4. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before the fulfillment of the above two conditions.

5. Any plot shown on the approved map shall be used only for the construction of residential houses other 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.

Signature valid

Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2024.12.09 17:04:01

Village



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Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

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Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

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NRI & Investment Services

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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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