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Layout Application - Final Approval Letter



Roc No: 03/2025

Date: 3/21/25 1:10 PM

From:

Village Panchayat

Thachambadi Panchayat office

To :

Mr.V.Sambath Kumar and Mr.R Balaji,
No.86 Othavadi Street ,Villupuram,
Navamalkapair,
Villuppuram-605102.

Online Application Number:

XP692EP8

Sir/ Madam,

Sub :

Residential Layout - Office of the Executive Authority, Tiruvannamalai District - The proposal for a Residential Layout with an extent of 4.02.7 Hectare (9.93 Acre) in S.F.Nos. 273/3A, 273/4, 273/5A, 273/5B, 273/5C, 274, 275/1A, 275/3A1A, 275/4, 275/5, 275/6, 275/8, 275/9, 295/7A, 295/7B, 295/7C at Thachambadi Village / Panchayat, Chetpet Panchayat Union , Chetpet Taluk, Tiruvannamalai District- Final Approval - Reg.

Ref :

- 1.Applicants Mr.V.Sambath Kumar and Mr.R Balaji, Letter No. XP692EP8 Dated:26.12.2024
- 2.District Town and country planning Office, Tiruvannamalai District Letter No. XP692EP8/2024/TVM. (Road pattern issued on dated: 13.01.2025)
3. Joint Director Of Agricultural Department, Tiruvannamalai District Letter No: E3/9184/2024, Dated : 31.12.2024
- 4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
5. Applicants Mr.V.Sambath Kumar and Mr.R Balaji, Letter No. XP692EP8 Dated: 04.02.2025 (Gift deed document no: 208/2025 dated:23.01.2025).
- 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 and 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.Demand payment Request Letter, Dated:04.02.2025 (requiring payment of Centage Fee, Display Board Fee, Development charge, Subdivision charge and Flag Day Fund).

15. Applicants Mr.V.Sambath Kumar and Mr.R Balaji, Letter No. XP692EP8 Dated: 04.02.2025 (Payment of Centage Fee, Display Board Fee, Development charge, Subdivision charge and Flag Day Fund).

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

17.Local Body Demand Payment Dated.20.03.2025

18. Land Use Conversion Charges Challan No. 20250320012832, Dated. 20.03.2025

19. Village Panchayat Resolution No. 12, Dated. 10.02.2025

Body:

With reference to the 1st Cited letter, applicants has requested for the approval of residential layout in with an extent of 4.02.7 Hectare (9.93 Acre) in S.F.Nos. 273/3A, 273/4, 273/5A, 273/5B, 273/5C, 274, 275/1A, 275/3A1A, 275/4, 275/5, 275/6, 275/8, 275/9, 295/7A, 295/7B, 295/7C at Thachambadi Village / Panchayat, Chetpet Panchayat Union , Chetpet Taluk, Tiruvannamalai District forwarded from District Town and Country Planning, Tiruvannamalai District for For Final Approval.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the District Town and Country Planning on 13.01.2025 Further the Applicants Mr.V.Sambath Kumar and Mr.R Balaji has gift deed the Roads, Road Splays, Parks, PP-1 site (reserved local body) & PP-2 site (reserved for TANGEDCO) has been handed over to the local body on: 23.01.2025 Hence, this residential layout has been approved with below conditions.

- 1.As per the condition, the layout has been approved and approved number issued as LP/SWP/ DTCP/ Tiruvannamalai district / layout no. 35/2025 and enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further action
- 2.Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per Condition no.9 (b).
- 3.After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action
- 4.It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders
- 5.As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam web site Special Conditions.

Special Conditions

- 1.a) With reference to the 8th cited and 10th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants After collecting the necessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly.
- b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body
- 2.With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road areas S.F. No sub-division in favour concern local body.
- 3.The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 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.

Copy To:

1. Block Development Officer (VP)
Chetpet Panchayat Union,
Chetpet Taluk.
2. The Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600008.
3. The Sub-Register,
Chetpet Sub-Register office,
Tiruvannamalai District.
4. The Assistant Director,
Survey Land Records,
Tiruvannamalai.
5. The Tahsildar (Tamilnilam)
Chetpet Taluk,
Tiruvannamalai District.

Enclosure

1. Layout original map and Condition – 2 set



Village

Signature valid

Signed by: Village Panchayat President
Location: Tiruvannamalai
Date: 2025.03.21 13:10:39





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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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