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RE REGULATORY RECORD

# RERA Document

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3/350/2 Mettukuppam,
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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: 01/2024-2025 Date: 7/23/24 7:28 PM

From:

Village Panchayat

Padiyambakkam

To :

Thiru. M K.FAIZAL
No.G-127, First main road,
Anna nagar east, Aminjikarai,
Chennai-600102

Online Application Number: 9YX9E8AD

Sir/ Madam,

Sub :

Layout-DTCP – Ranipet District – Walaja Taluk – Walaja Panchayat Union – Padiyambakkam Panchayat / Village – Survey
numbers- 275/1A2, 276/1A1B - Extent: 3568.00 Sq.m (0.88 Acre)
01. padiyambakkam panchayat Resolation Number: 15, Date: 21/6/2024

Ref :

1. On 26.02.2024, Applicant Mr. M. K. Faizal Online Application Form was received through Online Application Number:
9YX9E8AD.
2. The Assistant Director, District Town and Country Planning Office, Ranipet District had issued Road pattern through District
Letter No : RPT/9YX9E8AD/23695/2024/TCP on
10.04.2024.
3. The Joint Director, Agricultural Department, Ranipet District had issued Dry Land NOC through Letter No. A2/723/2024 on
12.02.2024.
4. Circular from The Director, Directorate of Town and Country Planning Office, Chennai Roc.No: 19799/2020, Dated: 24.12.2020.
5. Applicant Mr. M. K. Faizal Letter, Gift deed (Local Body) document no: 1985/2024 , Dated: 12.04.2024.
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.
Ref :
14. Applicant Mr. M. K. Faizal Scrutiny Fee Receipt, Dated: 26.02.2024
15. Applicant Mr. M. K. Faizal Demand payment Request Letter, dated: 24.04.2024
16. Applicant Mr. M. K. Faizal OSR Fee Receipt and Centage Fee and Display Board Payment Receipt, dated: 18.04.2024 and
24.04.2024.
17. Applicant Mr. M. K. Faizal Development Charge Receipt, dated: 23.04.2024.
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. The Assistant Director, District Town and Country Planning Office, Ranipet District had asked NOC to the District
Environmental Engineer, Tamilnadu Pollution Control Board,
Vellore District for Stone Crusher through District Letter No : 235/2023, Dated: 31.01.2024.
25. The District Environmental Engineer, Tamilnadu Pollution Control Board, Vellore District had issued NOC for Stone Crusher
through Letter No : DEE/TNPCB/V/File No: 1292,
Dated: 14.02.2024.
26. 3% Market Land Value as Land conversation charges, is challan Number: 20240619005214. Dt: 19-june-2024.
With reference to the 1st Cited letter, applicant's has requested for the approval of layout in Ranipet District, Walajah Taluk,
Walajah Panchayat Union, Padiyambakkam
Panchayat/Village, Survey Numbers: 275/1A2 and 276/1A1B with an Extent of 3568.00 Sq. m (or) 0.88 Acres.

Body:

1. As per the condition, the layout has been approved and approved number issued as L.P. / D.T.C.P. (RPT) No. 49/2024 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.10 (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 for appropriate action.
4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders to this office.
5. As per circular cited in 12th, it is requested to send the proceeding orders and maps to the

concerned Tahsildar to update in
Tamilnilam website Special Conditions.
6. As per Tamil Nadu Combined Development Building Rules – 2019 Rule No.68 (2). – In granting of building permit for any
development the Executive Authority may wherever it is
appropriate, make adequate provision for the preservation or planting of trees, as may be specified. On all streets exceeding 7.2
meters in width, shade trees shall be planted not
more than 9.00 meters in succession and within 1.00 meters of the road boundary and the Land Owner developer should plant a
tree for every 600 Sq.ft of the plot area which be
monitored by the concern Local Body.
7. G.O. (Ms). No. 18, the applicant has paid the Open Space Reservation Charges.
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's 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 concerned local body must issue the final approval after transfer of
earmarked road areas survey number, sub-division in
favour concerned 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.
4. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has
been requested to collect Rs.1000 as scrutiny fee foreach plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, beforeissuing the final approval.
Head of Account:
0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use
Conversion Charges-27 non-Taxation fees - 09 Collections
(DPC: 0217-60-800-AS 22709).
5. According to the Circular No. 12544/14/CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning
Department has not legally certified the title to the
ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in
the documents submitted with the applicant's
application (lease deed, sale deed, gift deed, etc.,) any person wishing to purchase the property must individually assert
ownership of the property to the applicant. Also, if anyone
else dispute arises individual rights over it; they can settle it before the appropriate competent court. The Directorate of Town and
Country Planning Department is not the right
organization to decide this.
6. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee- Rs. 5352.00, Dated: 26.02.2024

OSR Fee - Rs. 312456.00, Dated: 18.04.2024
Centage Fee - Rs. 8000.00, Dated: 24.04.2024.
Display Board Charges – Rs. 10000.00, Dated: 24.04.2024.
Flag Day Fund - Rs. 5000.00, Dated: 12.04.2024.
Development Charge – Rs.4000.00, Dated: 23.04.2024.

Village

Signature valid

*Signed by: Village Panchayat President*
*Location:Ranipet*
*Date:2024.07.23 19:28:30*

THE LANDLENS SUITE

# Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

### LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
**/landlens/one**

### Verify My Land
Every record check run on one property and returned as a single report.
**/landlens/verify-my-land**

### Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
**/landlens**

### One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
**/landlens/one/map**

### PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
**/landlens/pricemap**

### Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
**/landlens/build-scope**

### Property Tracker
Watch a property and hear about it when something new is registered against it.
**/landlens/property-tracker**

### Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
**/landlens/deal-room**

FREE TOOLS · NO ACCOUNT NEEDED

# Twenty-four checks you can run yourself, at no cost.

## Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

## Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

## Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

## Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

**Every free tool**
/tools

**Services we run for you**
/services

**The LandLens suite**
/landlens/one

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# Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
**hello@verified.realestate**
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.