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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2025 **Date:** 8/7/25 5:47 PM

From:

Village Panchayat

Marudambakkam

To :

1. Mr. K. Saravanan,
No: 26, Manthaiveli Amman Koil Street,
Kambarajapuram, Thiruvalam,
Katpadi Taluk,
Vellore District – 632515.

Online Application Number: PE2FVF7N

Sir/ Madam,

Sub :

Residential Layout in Non Planning Area (Village Panchayat) - District Town and Country Planning Office, Ranipet District –
Ranipet District – Walajah Taluk – Walajah Panchayat Union – Marudambakkam Village/Panchayat - Survey Number: 429/3A and
429/3B1 - Site Extent: 5765.00 Sq. m or 1.43 Acres– Planning Permission issued.

Ref :

1. On 24.06.2025, Applicant Mr. K. Saravanan Online Application Form was received through Online Application Number:PE2FVF7N.
2. The Assistant Director, District Town and Country Planning Office, Ranipet District had issued Road pattern through District Letter No:
RPT/PE2FVF7N/48474/2025/TCP on 09.07.2025.
3. The Joint Director, Agricultural Department, Ranipet District had issued Dry Land NOC through Letter No. A2/3340/2025 on 24.06.2025.
4. Circular from The Director, Directorate of Town and Country Planning Office, Chennai Roc. No 19799/2020, Dated: 24.12.2020.
5. Applicant Mr. K. Saravanan Gift deed (Local Body) document no: 1742/2025, Dated: 10.07.2025.
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. K. Saravanan Scrutiny Fee Receipt, Dated: 24.06.2025.
15. Applicant Mr. K. Saravanan OSR Demand Payment and Demand Payment Request Letter from DTCP, dated: 09.07.2025 and 14.07.2025.
16. Applicant Mr. K. Saravanan OSR Fee and Centage Fee, Development Charge & Display Board Payment Receipt, dated: 14.07.2025 and 15.07.2025.
17. Applicant Mr. K. Saravanan Flag Day Fund Receipt, dated: 01.07.2025 and 15.07.2025.
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: Ref : 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. With reference to the 1st Cited letter, applicant has requested for the approval of layout in the Ranipet District, Walajah Taluk,
Walajah Panchayat Union, Marudambakkam Village/Panchayat, Survey Number: 429/3A and 429/3B, Site Extent: 5765.00 Sq. m or 1.43 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. 50/2025 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.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. As per the G.O. (Ms). No. 18, the applicants have paid the Open Space Reservation Fee in accordance with Rule 47(6) of the
TNCDBR-2019 based on Guideline Value instead of Land Allocation.
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 applicant. 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 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 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 concerned local body must issue the final approval after transfer of
earmarked road areas survey number, 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.
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 for each plot. And under rule 9 concerned local body should collect the 3% Market Land Value as
Land conversation charges, before issuing 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 entitlement to development is verified in the documents submitted with the applicant 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. 8648.00, Dated: 24.06.2025
(Receipt Number - 2025062448474, Transaction ID 2230464022425).
OSR Fee – Rs.23884.00, Dated.14.07.2025 (Challan Number - 20250714007449).
Centage Fee - Rs. 9000.00, Dated: 15.07.2025 (Challan Number - 20250715011336).
Display Board Charges – Rs. 10000.00, Dated: 15.07.2025
(Receipt Number – 2025071548474, Transaction ID – 4741156399447).
Development Charges – Rs. 11600.00, Dated: 15.07.2025
(Receipt Number – 2025071548474, Transaction ID – 4741156399447).
7. non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plot.
(Receipt Number - 2025080748474, Transaction ID - 11000291323995, Rs. 28500.00, Dated: 07.09.2025.
8. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges,
Challan Number 20250721011117, Rs. 8600.00, Challan Date - 21-Jul-2025.
9. Maruthambakkam Panchayat/Village Resolition No: 76, Dated: 04.08.2025.

Village

Signature valid

Signed by: Village Panchayat President
Location:Ranipet
Date:2025.08.07 17:47:39

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

Verified RealEstate™

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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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.