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REGULATORY RECORD

# RERA Document

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## Layout Application - Final Approval Letter



Roc No: 1/2024

Date: 5/7/24 10:52 AM

From:

Village Panchayat

Chettithangal Panchayat office

To :

YASMIN BEGAM S N,  
NO.58/50 Periyanna Mudali Street,  
Seven Wells, Tondiarpet,  
Chennai-600001

Online Application Number:

XYTW67KO

Sir/ Madam,

Sub :

Local Body Layout approval

Ref :

1. On 02.02.2024, Applicant Tmt SN.Yasmin Begam, Online Application Form was received through Online Application Number: XYTW67KO.
2. The Assistant Director, District Town and Country Planning Office, Ranipet District had issued Road pattern through District Letter No. RPT/XYTW67KO/22494 on 15.03.2024.
3. The Joint Director, Agricultural Department, Ranipet District had issued Dry Land NOC through Letter No. A2/814/2024 on 15.02.2024.
4. Circular from The Director, Directorate of Town and Country Planning Office, Chennai Roc.No 19799/2020, Dated: 24.12.2020.
5. Applicant Tmt SN.Yasmin Begam, Letter, Gift deed (Local Body) document no: 847/2024, Dated: 27.03.2024.
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 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, 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. Ref :320/2022/TCP3, Dated: 07.01.2022.  
14. Applicant Tmt SN.Yasmin Begam,, Scrutiny Fee Receipt, Dated: 02.02.2024  
15. Demand payment Request Letter, dated: 15.03.2024 and 02.04.2024 requiring payment of OSR Fee, Centage Fee and Display Board Charges.  
16. Applicant Tmt SN.Yasmin Begam, OSR Fee, Centage Fee and Display Board Charges Board Payment Receipt, dated: 28.03.2024, 03.04.2024& 04.04.2024.  
17. 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.  
18. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 7963/2022/TCP2, Dated: 11.04.2023.  
19. Circular from the Director, Directorate of Town and Country Planning Office, Chennai, Roc. No: 9611/2023-TCP5, dated: 25.04.2023.  
20. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated: 05.02.2020.  
With reference to the 1st Cited letter, applicant has requested for the approval of layout in Ranipet District – Walaja Taluk – Walaja Panchayat union – Chetithangal panjayat- Thandalam Village – Survey number. 6/1B, 6/3- Site Extent: 1.66 Acres (or) 6750.00 Sq.m  
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant Director, Ranipet District Town and Country Planning Office on 15.03.2024. Further the applicant Tmt SN.Yasmin Begam, has gift deed the road, road splay, Public Purpose & TANGEDCO Purpose areas has been handed over to The President, Chetithangal Panchayat (Thandalam Village ) on 27.03.2024  
16. 3% of Gaudeline Value payment receipt Account No.021760800AS22709  
Challan No.20240506019539, Date.06.05.2024.

Body:

1. As per the condition, the layout has been approved and approved number issued as L.P. / D.T.C.P. (RPT) No. 36/2024 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 and appropriate action.
4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.
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 G.O: 18, the applicants have 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 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 nonplanned 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.



Village

**Signature valid**

Signed by: Village Panchayat President  
Location: Ranipet  
Date: 2024.05.07 10:52:35



# 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](#)



# 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



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

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

