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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2024 Date: 7/4/24 4:13 PM

From:

Village Panchayat

Bagaveli Panchayat Office

To :

Thiru.Hasheem Sheriff and Tmt.Revathi,
No. 2, 1th Cross Street,
Walaja Town,Ranipet District-632513

Online Application Number: 9AIVGQPZ

Sir/ Madam,

Sub :

Layout-DTCP – Ranipet District – Walaja Taluk – Walaja Panchayat Union – Bhaveli panjayat -Kateri Village - S.F.No :19/4A, 4B1,
6, 7, 8, 21/2 - Extent:7973.00 Sq.m (1.97 Acre) - Layout approval - reg.

Ref :

1. On 05.02.2024, Applicant's Mr. A. Haseem Sheriff and Mrs. S. Revathi Online Application Form was received through Online Application Number: 9AIVGQPZ.
2. The Assistant Director, District Town and Country Planning Office, Ranipet District had issued Road pattern through District Letter No. RPT/9AIVGQPZ/22574/2024 on 02.03.2024.
3. The Joint Director, Agricultural Department, Ranipet District had issued Dry Land NOC through Letter No. A2/813/2024 on15.02.2024.
4. Circular from The Director, Directorate of Town and Country Planning Office, Chennai Roc.No 19799/2020, Dated: 24.12.2020.
5. Applicant's Mr. A. Haseem Sheriff and Mrs. S. Revathi Letter, Gift deed (Local Body) document no: 1326/2024, Dated:11.03.2024.
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. 320/2022/TCP3, Dated:07.01.2022.
14. Applicant's Mr. A. Haseem Sheriff and Mrs. S. Revathi Scrutiny Fee Receipt, Dated: 05.02.2024
15. Demand payment Request Letter, dated: 02.03.2024 and 13.03.2024 requiring payment of OSR Fee, Centage Fee and
Display Board Charges.
16. Applicant's Mr. A. Haseem Sheriff and Mrs. S. Revathi, OSR Fee Receiptand Centage Fee and Display Board Payment
Receipt, dated: 12.03.2024 and 14.03.2024.
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.
21. Road Gift deed (Local Body) document no: 3117/2023, Dated: 11.03.2024. DTCP Approval Number: 103/2023
22.As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it hasbeen 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 UseConversion Charges-27 non Tax ationfees - 09 Collections(DPC: 0217-60-800-AS 22709). accnegement no: date: 20.06.2024
23.With reference to the 1st Cited letter, applicant has requested for the approval of layout in Ranipet District, Walajah Taluk,Walajah Panchayat Union, Bagaveli Panchayat and Katteri Village - Survey Numbers: 19/4A, 19/4B1, 19/6, 19/7, 19/8 and 21/2 – Site Extent: 7973.00 Sq. m (or) 1.97 Acres.

Body:

1. The permission granted by the competent authority shall not mean responsibility or clearance as per TNCDBR 2019, Rule
No.11 of the following aspects:
a) Title or ownership of the site or building,
b) Easement Rights,
c) The Registered Architect/Register Engineer/Structural Engineer shall be responsible for defects in the design of Structural
Reports, Structural Drawing and Structural aspects,
d) Workmanship, soundness of structure and materials use,
e) Quality of building services and amenities the construction of building and
f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.
2. Alteration of plot sizes, layouts of roads, dimensions, common allotment sizes and further subdivision of plots contrary to the
map approved by the Town and country Planning
Department shall not be done without the prior approval of the Town and Country Planning 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
fulfilment 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 after obtaining the prior approval of the
Town and country Planning Department.
6. If a low voltage/high voltage power line/telegraph line is laid through the layout, the line

should be shifted to the edge of the
road or as shown on the approved Layout plan.
7. The hollow portion of the layout should be raised to street level.
8. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters of the road boundary not
exceeding 9.00 meters in succession.
9. The petitioner should obtain approval from the local authority concerned for the layout. Before constructing any buildings on the
land in the Layout, permission for each building
must be obtained from the Town and country Planning Department and the local body.
10. a) Since only Technical Sanction has been given to the said layout by the Town and country Planning Department, if there is
any problem regarding the right of land for the
layout, the local body should consider and take a decision.
b) When the said layout is approved by the local authority, a copy of the approval authority's presence action should be sent to
this authority. Evidence of handing over of public
spaces to the local body should also be attached.
11. Once permission is obtained from the petitioner Town and country Planning Department and approval of the layout plan from
the local authority, the approved layout plan shall
be permanently published at the location where the layout has been approved without any change/omission through a permanent
information board at the entrance of the layout
for public viewing and also clearly indicating the date and resolution number of the board of approval of the layout.
12. The land Ownership is considered as per the land title documents submitted by the petitioner. Therefore, it is also submitted
that no right can be asserted on the ground that a
layout has been approved for a place where there is no actual land Ownership.
13. If the proofs given regarding the land license and the documents submitted for consideration are known to be incorrect or if
there is a situation where the planning
permission/concurrence approval for the layout may be affected, Technical Sanction approval given to the layout will be cancelled
by the Town and Country Planning department
without any prior notice.
14. A copy of the plan approved by the Town and Country Planning department along with a copy of this order shall be
compulsorily supplied to the purchasers while selling the
plots for sale.
15. If any case is pending in the field numbers where the layout is situated, the approval given to the layout will be cancelled
without any prior notice and action will be taken.
16. If any false or malpractices in the Documents Submitted by the applicant are found, the technical concurrence of the Layout
approval would be cancelled by the Town and
Country Planning department without prior intimation to the applicant.
17. If any part of the layout area is identified to be under Panjami land or condition patta in future at any cost, the technical
concurrence will be cancelled by the Town and Country
Planning department without prior intimation.
18. If any feature is found affecting the water bodies due to the issued technical concurrence under any circumstances, the same
will be cancelled by the department without any
intimation to the applicant.
19. Before Giving final concurrence by localbody should ensure the site is levelled to the Road Level.

Signature valid

Signed by: Village Panchayat President
Location:Ranipet
Date:2024.07.04 16:13:23

Vil[illegible]

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.