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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2024 Date: 8/24/24 3:50 PM

From:

Village Panchayat

Thanigaipolur

To :

BABU SV
41,NAGALAMMAN NAGAR, THANIGAI
POLUR,
RANIPET,,,Thanigaipolur,Arakkonam,Rani

Online Application Number: 9FFJDC6W

Sir/ Madam,

Sub :

Residential Layout Non Planning Area- Orders have been received giving technical approval for the proposed residential subdivision in Survey No. 307/9 0.46 acres in Thanigai Polur Village Panchayat, Arakkonam Panchayat Union, Ranipet District - Recognizing and commissioning the subdivision.

Ref :

01,,Letter to the Assistant Director of Town and Country Planning, Ranipet, No. 16/2024
02,.Director of Town and Country Planning, Chennai vide their circular No.219799/2020 dated 24,12,20
03,GO.No.18, Housing and Urban Development Department, Dated:
04,G.O.Ms.No.79, Housing and Urban Development Department, Dated:
05,G.O. (Ms) No.5 , Municipal Administration and Water Supply Department, Dated 04,02,2019 and Arani No.16 Municipal Administration and Water Supply Department, dated 31/01,20,20
06,GoNo.141 Housing and Urban Development Department UD 4(3) dated 04,05,17
07,G.O.Ms.No.181 Housing and Urban Development Department, dated 19.12.2012.
08,Letter No.19113/Urban4 (3)/20-1 Housing and Urban Development Department dated 30.08.2017
09, The Circular No.467/2019/PA2 dated 05,02,20 PDA dated 04,05,2017
10, Regional Joint Director of Agriculture, Vellore District. 2/7167/2019 Date 29.08.2017
11,, Town and Country Planning Department (Planning Permission) ROC No M.V/Mah, Na, O.E,
12,(Rama) No. 45/2024,

13,Gift Bound No.3339/2024 Date 15,04.2024
14 . Thanigai Polur Village Panchayat Resolution No 265 Date 12/07/2024

Body:

In view of the letter received in Annexure-I, the layout Plan for an area of 2.375 acres at Arakkonam, Thanigai Polur Village, 307/9 0.46 in Ranipet District has been approved by the Government vide G.O. (Ms) No. 45/2024 approved by the Government.
Development Fee Thanigai Polur Panchayat Rs 13500.00 Online Payment
Accordingly, the said appropriate fee has been paid to the Government.
The concessionaire shall not be considered as a concessionary layout in the layout plan approved by the Deputy Director of Town and Country Planning/Assistant Director of Town and Country Planning, Ranipet and the same shall not be changed without permission.
Site Conditions
01.Depending on the layout approved by the Department of Town and Country Planning, the dimensions of the mind should
02.not be changed by way of layout, size, general allocation and further sub-division of the mind.
03.A semi-authenticated map of Manaagan located at the intersection of two roads
04.Prior to the fulfilment of the above two conditions, no person shall be allowed to exchange or otherwise exchange or construct any building in any mood.
05.Any person shown in the approved diagram should be used only for construction of residential flats except for public purpose. Further, only in places where applications are required for change of layout should be allowed by the local bodies only after obtaining prior permission from the Town and Country Planning Department for the purposes specified in TNCCB & 2019
06,If a low pressure/high-pressure/high-pressure wire line is constructed inside the mind, the rod path should be changed to the edge of the road or the site shown in the approved plot Block level should be increased to street level.
07,In all streets above 7.2 meter wide, under shade trees are to be planted at a distance of 9,00 meters without overlapping roads.
08,The Chairman of the Plots wing, Thanigai Polur Panchayat Arakkonam Union shall obtain the concurrence of the layout Authority before the construction of the site building.
09,Since the layout wing has received Planning Permission only from the Urban Local Bodies Department, a decision should be taken by the local body in respect of the right to the layout section, if any, if any, by the local party concerned, when the layout is approved by the local authority, a copy should be sent to this office along with the prior action of the Authority to the Local Body, in which the public open should be attached.
10,The suitability of land ownership is being examined as per the land ownership documents submitted by the litigant, so in fact, the site shall not be allowed to hold any rights for the reasons given by the Plaintiff.
11,Approval given to the layout wing of the concerned site shall be rescinded by the Town and Country Planning Department without any prior notice, in case the documents relating to ownership of the land are not known to be valid or that the layout is not approved.
12,In case of violation of the above conditions, permission given to the layout should be cancelled without any prior notice.
Copy to
1 Assistant Director of Sericulture, No.14, G, First Floor,
Navalpur, Ranipet-632402.
2 Assistant Director (Panchayat) Ranipet
3.Block Development Officer (VP)
4 Sub Registrar Arakkonam Ranipettai District

Village

Signature valid

Signed by: Village Panchayat President
Location:Ranipet
Date:2024.08.24 15:50:28

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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