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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 314 / 09.08.2024 Date: 9/6/24 2:38 PM

From:

Executive officer

1,Sannathi street,Thiruvalam,Katpadi(Tk),Vellore(Dt),632515

To :

Thiru.M CHANDRABABU AND THREE OTHERS,
NO 38 BHARATHIDASAN SALAI
BHARATHI NAGAR,WALAJAH, Ranipet-632403

Online Application Number: 3DCDM9K8

Sir/ Madam,

Sub :

Residential Layout - Office of the Joint Director of Town and country planning – Vellore District – Tiruvalam Town Panchayat/Village, S.No. 94/1,2B, 3, 4B, 5B & 94/6B, Katpadi Taluk, Vellore district - extent of 0.9525 acre - Technical clearance issued - Reg.

Ref :

1.Applicants Thiru.M.CHANDRABABU AND THREE OTHERS Letter, Dated: 10.03.2024.
2.District Town and country planning Office, Vellore District Letter No.VLR / 3DCDM9K8 / 039 - 2024 (Road patternissued on dated: 15.03.2024).
3. Joint Director Agriculture department, Vellore Letter No. A3/1898/2023 Dated: 14.03.2024
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5.Applicants Thiru.M.CHANDRABABU AND THREE OTHERS letter Dated: 22.03.2024. (Gift deed document no.2627/2024, dt. 20.03.2024).
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 of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.

13.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
14.Demand payment Request Letter, Dated: 25.03.2024. (requiring payment of Centage Fee, Display Board Fee Ref : and Flag Day Fund).
15.Applicants Thiru.M.CHANDRABABU AND THREE OTHERS Letter, Dated: 25.03.2024. (Payment of Centage Fee, Display Board Fee and Flag Day Fund).
16.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
17.under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges. challan Number: 20240829002071 Dt: 29.08.2024.
18. non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. Demand Pay No: 694013-632015105 Dt: 19.08.2024.

Body:

1.a) With reference to the 8th cited and 10th cited letter,if the located site lies in the Municipal/ Corporationareas:Collecting the necessary fees including the charges for providing amenities like roads,storm water drains and streetlights from the applicantsAfter collecting the necessary fees the final layout sketch, permit of planning authority alongwith 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 ofplanning authority along with the permit of local body to the applicant (s) directly, only after ensuring that the applicantlays 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 concern local body must issue the final approval Aftertransfer of earmarked road, park areas S.F.No 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 haveapproved 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 maybe, 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 plots. 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 UseConversion 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 planningpermission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant'sapplication (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.
ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Extent : 0.9525 Acres (or) 3854.00 sq.m
No. of Plots: 16
Gifted over to Local Body :
Layout Road : 897.53 sq.m (Tiruvalam Town Panchayat)
Public Purpose : 15.00 sq.m (0.51%)
TANGEDCO Purpose : 15.00 sq.m (0.51%)

Signature valid
Signed by: Executive Officer
Location:Vellore
Date:2024.09.06 14:38:48



Executive officer

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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