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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2024

Date: 9/13/24 10:47 AM

From:

Village Panchayat

Sembarayanellore Panchayat Office, S.N.Pudur, Thiruvalam Salai, Sembarayanellore Village & Post, Katpadi TK, Velore District 632106.

To :

Thiru. C Gopalakrishnan and C Natarajan,
No.16, Ekamparam Street ,
Pennathur, Vellore-632058.

Online Application Number: DGNA5HYY

Sir/ Madam,

Sub :

Residential Layout - Office of the Joint Director of town and country planning, Vellore District - Katpadi Panchayat Union,Sembarayanallore Panchayat / Village, Katpadi Taluk, Vellore district, S.F.No's. 228/2 ; 229/1 & 230/2 - extent of 2.56 acre(10350.00 Sqm.)

Ref :

1. Applicants Mr. C Gopalakrishnan and C Natarajan Letter, Dated: 10.03.2024.
2. District Town and country planning Office, Vellore District Letter No. VLR / DGNA5HYY / 057-2024. (Roadpattern issued on dated: 29.04.2024).
3. Joint Director Agriculture department, Letter No. A3/2047/2024, Dated: 21.03.2024.
4. Circular from the Director of Town and Country Planning, Roc. No 19799 / 2020, Dated: 24.12.2020
5. Applicants Mr. C Gopalakrishnan and C Natarajan Letter, Dated:10.05.2024. (Gift deed document no.4048/2024, dated: 09.05.2024).
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 WaterSupply, 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: 15.05.2024 (requiring payment of Centage Fee, Display Board Fee,OSR Guideline Value Fee and Flag Day Fund).
15. Applicants Mr.C Gopalakrishnan and C Natarajan Letter, Dated:15.05.2024. (Payment of Centage Fee,Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).
16. non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. Transaction ID: 078c5fe2-9901-4fc0-8697-e45b925bc8c7. Dated: 03/09/2024.
17. under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges. Challan Number: 20240912031864, Dated: 12.09.2024
18. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Vellore district, Katpadi taluk / Panchayat Union, Sembarayanallore Panchayat / Village comprasing of S.F.No's. 228/2 ; 229/1 & 230/2 to an extent of 2.56 acre (10350.00 Sqm.) forwarded to Director of Town and Country Planning for concurrence.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 29.04.2024. Further the applicant Tr. C Gopalakrishnan and C Natarajan has gift deed the
Park Areas, Road, Road splay, TANGEDCO and Public Purpose areas has been handed over to the President of Sembarayanallore Panchayat local body on 09.05.2024.

Body:

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(s) 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 (s) 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 concern local body must issue the final approval After transfer 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 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 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 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's entitlement to development is verified in the documents submitted with the applicant's 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.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 2.56 Acres (or) 10350.00 Sq.m
No. of Plots : 55 (Including EWS Plots)
EWS Plots : 14 Nos - 781.70 Sq.m - 10.95%
(Plot No - 6-11, 15-22)
Gifted over to Local Body :
Park : 723.30 Sq.m - 10.13%
Layout Road : 3213.00 Sq.m - 31.03%
Public Purpose - 1 : 39.30 Sq.m - 0.55%
TANGEDCO Purpose : 42.90 Sq.m - 0.60%

Village

Signature valid

Signed by: Village Panchayat President
Location:Vellore
Date:2024.09.13 10:47:31

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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