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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2024

Date: 12/19/24 7:47 PM

From:

Village Panchayat

Keeraisathu Panchayat Office, Keeraisathu Village & Post, Katpadi TK, Vellore District -632514.

To :

Tmt. D.KOMATHI NO.1068,
VEDIYANGADU,
PALLIPATTU,
TIRUVALLUR – 631302

Online Application Number: GAK37OKO

Sir/ Madam,

Sub :

Residential Layout in Non Planning Area (Village Panchayat) - Office of the Joint Director of Town and country planning – Vellore District – Katpadi Panchayat Union, Keeraisathu Panchayat/ Village, S.No. 60/2A, Katpadi Taluk and Vellore district - extent of 1.30 acre - Technical clearance issued - New Layout Approvel - Reg

Ref :

1.On 19.03.2024, Applicants Tmt. D.KOMATHI Letter, Online Application Form were received through Online Application Number: GAK37OKO
2.District Town and country planning Office, Vellore District Letter GAK37OKO No. VLR / GAK37OKO / 018 - 2024/2024/TCP (Road pattern issued on dated: 19.03.2024).
3.Joint Director Agriculture department, Vellore Letter No. A3/7966/2023 Dated: 20.12.2023
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5.Applicants Tmt. D.KOMATHI letter Dated: 12.03.2024. (Gift deed document no. 2178/2024, dt. 07.03.2024
5.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.
6.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.
7.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
8.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
9.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1,

Dated: 08.09.2017.
10.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
14.Demand payment Request Letter, Dated: 13.03.2024. (requiring payment of Centage Fee, Display Board Fee
11.Applicants Tmt. D.KOMATHI Letter, Dated: 18.03.2024. (Payment of Centage Fee, Display Board Fee and Flag Day Fund).
12.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019
13.District Town and country planning Office, Vellore District Letter VLR / GAK37OKO / 018 - 2024/2024/TCP Date : 19/03/2024

Body:

1. As per the condition, the layout has been approved and the approved assigned to the layout is SWP/DTCP/VELLORE/LAYOUT NO: L.P. / D.T.C.P. (VLR) No.29 /2024. (Katpadi Panchayat Union, Keeraisathu Panchayat/ Village, S.No. 60/2A, Katpadi Taluk and Vellore district - extent of 1.30 acre) The approved Sub-Division Plan is enclosed herewith for taking further action in this regard.
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.9 (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 acknowledgement 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. The Local authority shall accord permission duly following the rules/regulations/orders issued from time to time under the respective rules. Special Conditions: As per the directions reference under 09th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide reference under 07thcited above.
1. a) The local body shall issue the final approval to the applicant(s) directly after collecting usual fees and necessary fees towards the cost of laying improvements to the system in respect of road, water supply, sewage, drainage or electric power supply that may be required as assessed by the authority concerned namely, the local body and TANGEDCO, in the case of corporation and municipalities.
b) The local body shall issue the final approval to the applicant(s) directly after usual; feesand after ensuring the applicant has laid tar road, provided other amenities such as storm water drains, water supply facilities by constructing OHT, etc., provided street lights as per the standards prescribed by the local body in the case of other than corporation/municipalities.
2. With reference to the 10th cited and 11th cited letter, the concern local body must issue the final approval after transfer of earmarked road S.F.No sub-division in favor 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. Condition mentioned in the No objection certificates obtained from the Central / State Government Departments must be followed scrupulously
5. 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 conversion 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)
6. 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.
7. The Plan shown is approved sub-division plan should be used only for the construction of residential building. Also only is that place where the land use is requested to be changed, only those developments mentioned in Residential use zone as per TNCDBR-19 should be allowed by the Local body after obtaining the prior approval of the department.
8. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee - Rs. 7891.00, Dated: 30.01.2024
Centage Fee - Rs.11400.00, Dated: 18.03.2024.
Display Board Charges – Rs. 10000.00, Dated: 18.03.2024.
Development Charge – Rs.81000.00, Dated: 12.10.2024.
OSR Charges - Rs.13490.00, Dated: 12.03.2024.
7.Non planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plot for this application no: GAK37OKO Dated:12.10.2024
Layout Conditions :

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the Layout Plan approved by the District Town and Country Planning Office shall not be done without the prior approval of the District Town and Country Planning Office.
2. The corners of the plots located at the junction of two roads should be laid with the splays shown on the approved Layout Plan.
3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling the above two conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for public purposes. Also, only in those places where the land use is requested to bechanged, only those developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior approval of the department.
5. If a low voltage / high voltage power line / telegraph line is laid through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout Plan.
6. The hollowed part of the layout should be raised to street level.
7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in succession of the road boundary.
8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the applicant should be obtained permission from the District Town and Country Planning Office and the Local Body Office concerned for each building.
9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any problem arises regarding the right of land for the plot, it should be considered and decided by the local body.

b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to this office, along with a copy of proof (gift deed document) of handover of the public open spaces to the local body concerned.

10. Once the applicant receives the approval of the layout plan from the District Town and country planning office, the approved layout plan shall be permanently published at the entrance of the layout without any change / release fir public view through a 6’ x 4’ permanent Display board along with the details of resolution number and date of approval of the layout.
11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right can be asserted on the ground that subdivision has been approved where there is no actual title to the land.
12. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission / Concurrence approval for the plot may be affected, the planning permission/ concurrence approval granted to the layout will be cancelled by the District Town and Country Planning Office without any prior notice.
13. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be compulsorily provided to the purchasers while selling plots for sale

Signature valid
Signed by: Village Panchayat President
Location:Vellore
Date:2024.12.19 19:47:32
Village



Signature valid
Signed by: Joint Director
Location:Vellore
Date:2024.03.19 18:17:09

Signature valid
Signed by: Village Panchayat President
Location:Vellore
Date:2024.12.19 19:55:11

நகர் ஊரமைப்பு துறை

காட்பாடி ஊராட்சி ஒன்றியம்

கீரைசாத்து ஊராட்சி / கிராமம்

வேலூர் மாவட்டம் , காட்பாடி வட்டம் / ஊராட்சி ஒன்றியம், கீரைசாத்து ஊராட்சி / கிராமம், சர்வே. எண். 60/2எ –ல் அமையும் குடியிருப்பு மனைப்பிரிவிற்கான தொழில்நுட்ப ஒப்புதல்

வரைபடம்.

இணையதள விண்ணப்பம் எண் : GAK37OKO

அளவு : 1 : 400

கோப்பு எண் : VLR / GAK37OKO / 018 - 2024

வ

குறிப்பு :

மனைப்பிரிவின் பரப்பு : 5283.00 ச.மீ. (அ) 1.30 ஏக்கர்

கோரிய மனைகள் : 36

ஒதுக்கிய மனைகள் : 36

மனைப்பிரிவின் எல்லை :

நிலையிலுள்ள சாலை :

பொது ஒதுக்கீடு :

மனைப்பிரிவின் பரப்பு : 5283.00 ச.மீ. (அ) 1.30 ஏக்கர்

மனைப்பிரிவில் அமையும் உத்தேச சாலைகளின் பரப்பு : மனைப்பிரிவின் மொத்த பரப்பு – உத்தேச சாலைகளின் பரப்பு

(5283.00 ச.மீ. – 1524.12 ச.மீ.) = 3758.88 ச.மீ.

10 % பூங்கா பொது ஒதுக்கீட்டுக்கு ஈடாக அரசின் வழிகாட்டி மதிப்பீட்டு கட்டணம் ரூ.13490/– நாள்.12.03.2024–ல் செலுத்தப்பட்டுள்ளது.

உள்ளாட்சிக்கு தானமாக ஒப்படைக்கப்பட்டுள்ளது :

உத்தேச சாலை மற்றும் மூலை முடக்கு : 1524.12 ச.மீ. - 28.84 %

பொது உபயோகம் (PP) : 27.27 ச.மீ. - 0.73 %

தமிழ்நாடு மின்சார வாரியத்திற்கு தானமாக ஒப்படைக்கப்பட்டுள்ளது :

TANGEDCO ஒதுக்கீடு : 26.91 ச.மீ. - 0.72 %

உத்தேச சாலை	மூலை முடக்கு
7.20 மீ சாலைகளுக்கு	1.50 x 1.50 மீ.
9.00 மீ சாலைகளுக்கு	1.50 x 1.50 மீ.
10.00 மீ சாலைகளுக்கு	1.50 x 1.50 மீ.

நிபந்தனைகள் :

1. இம்மனைப்பிரிவிற்கு உள்ளாட்சியால் இறுதி ஒப்புதல் அளிக்கும் முன் இடத்தினை எந்த துறையாலும் நில ஆர்ஜித நடவடிக்கை எடுக்கப்படவில்லை என்றும், எந்த துறைக்காகவும் நில ஆர்ஜிதப் பட்டியல் மாவட்ட வருவாய் அலுவலருக்கு அனுப்பப்படவில்லை என்று தலைவர்,கீரைசாத்து ஊராட்சி உறுதி செய்து கொள்ள வேண்டும்.
2. அரசாணை எண் : 71 ஊ.வ (ம) உ.துறை நாள்: 16.06.2003 (ம) அரசாணை எண் : 134 ந.நி (ம) கு.வ.துறை நாள்: 29.09.2002–ன் படி சாலைகள் ஒதுக்கீட்டினை உள்ளாட்சிக்கு மனுதாரரால் தானமாக ஒப்படைப்பு செய்யப்படவேண்டும். மேற்படி அரசாணையில் தெரிவிக்கப்பட்டவாறு நில உரிமைக்கு உள்ளாட்சியே பொறுப்பு என்பதுடன் உள்ளாட்சியினால் வழங்கப்பட்ட நில உரிமை சான்றின் அடிப்படையிலேயே இம்மனைப்பிரிவிற்கு தொழில்நுட்ப ஒப்புதல் வழங்கப்படுகிறது.
3. நில உரிமம் குறித்து வழங்கப்பட்ட சான்றுகள் மற்றும் பரிசீலனைக்கு சமர்ப்பிக்கப்பட்ட ஆவணங்கள் சரியானவையல்ல என்று அறியப்பட்டாலோ அல்லது மனைப்பிரிவிற்கு தொழில்நுட்ப ஒப்புதல் வழங்கியதால் பாதிப்பு ஏற்படக்கூடிய சூழ்நிலை ஏற்படின் மனைப்பிரிவிற்கு வழங்கப்பட்ட தொழில்நுட்ப ஒப்புதல் எவ்வித முன்னறிவிப்புமின்றி நகர் ஊரமைப்பு துணை ஆணையர், சென்னை – 2 அவர்களால் ரத்து செய்யப்படும்.
4. விற்பனைக்குண்டான மனைகள் விற்பனை செய்யும் போது இவ்வாணையின் நகலோடு நகர் ஊரமைப்பு துறையில் ஒப்புதல் அளிக்கப்பட்ட வரைபட நகல் மனை வாங்குபவர்களுக்கு கட்டாயம் வழங்கப்பட வேண்டும்.
5. ஒப்புதல் அளிக்கப்பட்ட மனைப்பிரிவு வரைபடத்தை எந்த வித மாற்றமின்றி மனைப்பிரிவு நுழைவாயிலில் 6'0" * 4'0" அளவிலான நிரந்திர தகவல் பலகை மூலம் பொதுமக்கள் பார்வைக்கு நிரந்திரமாக பிரசுரிக்கப்பட வேண்டும்.
6. மனுதாரர் மனைப்பிரிவில் அமைந்துள்ள உத்தேச சாலைகள், பூங்கா மற்றும் உள்ளாட்சிக்கு ஒப்படைப்பு செய்யப்பட்ட பகுதிகளை வருவாய் உட்பிரிவு செய்த பின்னரே இறுதி ஒப்புதல் வழங்கப்படல் வேண்டும்.
7. அரசாணை எண்.181, நாள்.09.12.2020–ல் குறிப்பிட்டுள்ள வழிகாட்டுதல்களை தவறாமல் அனுசரிக்கப்பட வேண்டும்.
8. தமிழ்நாடு ஒருங்கிணைப்பு கட்டிட விதி எண்.47 பகுதி – 3(A)–ல் " When it is intended to serve up to ten plots and length of the passage does not exceed 100 metres - The passage will remain private. " என்ற அடிப்படையில் தொழில்நுட்ப ஒப்புதல் வழங்கப்படுகிறது.

ம. வ. / மா. ந. ஊ. அ. (வே.மா.) எண் : 29 / 2024

உதவி இயக்குநர் /இணை இயக்குநர்(முகூபொ),
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
வேலூர் மாவட்டம்.

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.