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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 07/2024

Date: 10/17/24 12:59 PM

From:

Village Panchayat

Ayyampalayam

To :

TVL . MAHABOOB SHERIF AND SANJAYKHAN,
No : 83 , ELLUKUTTAI STREET,
TIRUVANNAMALAI TOWN,
PIN : 606 601.

Online Application Number: 5N695YHZ

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and country planning Office, Tiruvannamalai District - Tiruvannamalai Taluk /
Panchayat Union - Ayyampalayam Village/ Panchayat - Tiruvannamalai district in S.F. Nos : 7/2B1 & 7/5 and the Extent of
0.80.63 Hectare (2.00 Acres) - Technical clearance issued-Layout approved-Reg

Ref :

1.Applicants Tvl . MAHABOOBSHERIF AND SANJAYKHAN Letter, Dated: 18.09.2024.
2.District Town and country planning Office, Tiruvannamalai District, Letter No. 5N695YHZ/2024 .(Road pattern issued on dated:
24.09.2024).
3.Joint Director Agriculture department, Letter No. A2/4746/2023, Dated: 17.08.2023.
4.Circular from the Director of Town and Country Planning, Roc. No : 19799 / 2020, Dated: 24.12.2020.
5.Applicants Tvl . MAHABOOBSHERIF AND SANJAYKHAN Letter, Dated: 25.09.2024 .(Gift deed document No: 13908/2024 ,
dated: 25.09.2024).
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: 27.09.2024 . (requiring payment of Centage Fee, Display Board Fee and Flag
Day Fund).
15.Applicants Tvl . MAHABOOBSHERIF AND SANJAYKHAN Letter, Dated: 01.10.2024 .(Payment of Centage Fee,
Ref :
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.In the High Court of Judicature at Madras, W.P. No: 9740/2019, Dated : 22.11.2021.
18.The Tasildhar, Tiruvannamalai ,K.Dis. No: (G1)/15023/2016, Dated : 17.08.2016 and NOC Letter No: G1/19114/2016,Dated :
08.10.2016.
19.The Block Development Officer (V.P), Tiruvannamalai Panchayat Union , Letter No: A3/1270/2018, Dated : 06.08.2019.
20.National Highway Authority of India, Letter No: NHAI/PD/VPM/NH-66/Tdm-K' Giri /2016/1242, Dated : 18.10.2016.
21.In the High Court of Madras, Judgement Order of W.A. No: 391/2024, Dated : 07.02.2024.
22. Applicants Tvl . MAHABOOBSHERIF AND SANJAYKHAN pay Estimation fees Dated 10.10.2024 and layout approval fees Dated 17.10.2024.
23. Ayyampalayam village panchayat Resolution No 55 Dated 02.10.2024.

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Tiruvannamalai District – Thiruvannamalai Taluk / Panchayat Union - Ayyampalayam Village / Panchayat in Survey Nos: 7/2B1 & 7/5 which have an extent of 0.80.63 Hectare (2.00Acres) forwarded to District 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 Assistant Director, District Town and Country Planning, Tiruvannamalai district on 24.09.2024.Further the applicant has gift deed the road space areas ,Public Purpose and TANGEDCO Space and has been handed over to the concern local body on: 25.09.2024 and Ayyampalayam village panchayat resolution No 55 Dated 02.10.2024.Hence, this residential layout has been approved. As per the condition ,the layout has been approved number issued as LP/SWP/DTCP/TIRUVANNAMALAI/APPROVAL NO 383/2024.

Copy To:

1)TVL . MAHABOOBSHERIF AND SANJAYKHAN,
No : 83 , ELLUKUTTAI STREET,
TIRUVANNAMALAI TOWN,
PIN : 606 601.
2)The Block Development Officer (V.P), Village
Tiruvannamalai Taluk / Panchayat Union,
Ayyampalayam Village/ Panchayat,
Tiruvannamalai District .
3)The Tasildhar (Tamil Nilam),
Tiruvannamalai Taluk Office,
Tiruvannamalai District .
4)The Registrar,
No: II, Joint Sub Register Office,
Tiruvannamalai .
5)The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No:1A,CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai-600 008.

Signature valid
Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2024.10.17 12:59:45

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

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/tools

Services we run for you
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The LandLens suite
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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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