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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 1/2024 Date: 6/15/24 4:57 PM

From:

Village Panchayat

Eraiyur

To :

Mr. R. Haridass,
No: 1,M.G.R. Garden,
MettuKuppam,
LGS Colony, Manappakkam,
Chennai–600 125.

Online Application Number: 3DDAY418

Sir/ Madam,

Sub :

Residential Layout Approval - Tiruvannamalai District – Cheyyar Taluk– Cheyyar Panchayat Union – Eraiyur Panchayat / Village – Comprised in Survey Nos: 142/4A , 142/4B and 142/5 which have an extent of 0.47.50 Hectare (1.17Acres) – Technical clearance issued - Layout Approved - Reg.

Ref :

1. Applicant: Mr. R. Haridass , Online Application Number : 3DDAY418 / /2024, Dated: 29.03.2024.
2. District Town and Country Planning Office, Tiruvannamalai District, Road pattern issued on dated: 29.04.2024.
3. Dry Land Agricultural Report issued by Joint Director of Agricutural Department, Tiruvannamalai district, Roc. No: Na. Ka.
No: A2/4746/2023, Dated:16.04.2024.
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020.
5. Applicant Mr. R. Haridass , Letter, Gift deed (Local Body) Document No:446/2024, dated: 09.05.2024.
6. G.O. No: 138, Housing and Urban Development Department, Dated: 04.06.2004.
7. G.O. No: 79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O. No: 18, Department of Municipal Administration and Water Supply, dated: 04.02.2019 and G.O.No: 16,
Department of Municipal Administration and Water Supply, dated: 31.01.2020.

9. G.O. No: 141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O.No: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. OSRA Charges, Centage Fee, Development Charge payment Request Letter, dated: 29.04.2024 & 14.05.2024.
15. Applicant. Mr. R. Haridass , OSRA Charges, Centage Fee and Development Charge Payment Receipt dated: 10.05.2024
& 16.05.2024.
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.08.2021.
17.Local body demand payment date:14.06.2024.

Body:

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Tiruvannamalai District – Cheyyar Taluk – Cheyyar Panchayat Union – Eraiyur Panchayat / Village – Comprised in Survey Nos: 142/4A ,142/4B and 142/5 which have an extent of 0.47.50 Hectare (1.17 Acres) 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 29.04.2024. Further the applicant has gift deed the road space areas has been handed over to the concern local body on: 09.05.2024 Hence, this residential layout has been approved with below conditions.

As per the condition, the layout has been approved and approved number issued as LP/SWP/DTCP/TIRUVANNAMALAI / APPROVAL NO.121/2024 and enclosed with 8 sets of original maps and gift deeded
Registration department office and land survey department for information and appropriate action.

As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamil nilam website.

As Per TNCDBR-2019, Rule: 47(6), Instead of allocation of OSR Area in the 10% of the Layout Area Excluding Road, the
Special Conditions
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.
6. As per TNCDBR-2019 the following fee and charges are collected as follows:
Layout Approval Fees(Guide line value) – Rs.36000/-, Dated:14.06.2024.
Layout Inspection Fee – Rs.2000/- Dated:14.06.2024.
Conditions:
Rule No.11 of the following aspects ;
a) Title or ownership of the site or building.
b) Easement Rights.
c) Structural Reports, Structural Drawing and Structural aspects, The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
d) Workmanship, soundness of structure and materials use.
e) Quality of building services and amenities the construction of building.
f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.
2. Alteration of plot sizes, layouts of roads, dimensions, common allotment sizes and further subdivision of plots contrary to the map approved by the Town and country Planning Department shall not be done without the prior approval of the Town and Country Planning Department.
3. Corners of plot located at the junction of two roads should be laid with the splay shown on the approved map.
4. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before the fulfillment of the above two conditions.
5. Any plot shown on the approved map shall be used only for the construction of residential

houses other than plots selected for public purposes. Also, only where the change of land use is requested, only those mentioned in the Residential Use mentioned in TNCDBR-2019 should be allowed by the local body only.
6. If a low voltage/high voltage power line/telegraph line is laid through the layout, the line should be shifted to the edge of the road or as shown on the approved Layout plan.
7. The hollow portion of the layout should be raised to street level.
8. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters of the road boundary not exceeding 9.00 meters in succession.
9. The petitioner should obtain approval from the local authority concerned for the layout. Before constructing any buildings on the land in the subdivision, permission for each building must be obtained from the Town and country Planning Department and the local body.
10. a) Since only Technical Sanction has been given to the said layout by the Town and country Planning Department, if there is any problem regarding the right of land for the layout, the local body should consider and take a decision.
11. Once permission is obtained from the petitioner Town and country Planning Department and approval of the layout plan from the local authority, the approved layout plan shall be permanently published at the location where the layout has been approved without any change/omission through a permanent information board at the entrance of the layout for public viewing and also clearly indicating the date and resolution number of the board of approval of the layout.
12. If the proofs given regarding the land license and the documents submitted for consideration are known to be incorrect or if there is a situation where the planning permission/concurrence approval for the layout may be affected, approval given to the layout will be cancelled by the Eraiyur panchayat Executive officer / president without any prior notice.
13. A copy of the plan approved by the Town and Country Planning department along with a copy of this order and Local Body Layout approval shall be compulsorily supplied to the purchasers while selling the plots for sale.
14. If any case is pending in the field numbers where the layout is situated, the approval given to the layout will be cancelled without any prior notice and action will be taken.
15. If any false or malpractices in the Documents Submitted by the applicant are found, the Layout approval would be cancelled by the Eraiyur panchayat Executive officer / president without prior intimation to the applicant
16. If any feature is found affecting the water bodies due to the issued technical concurrence under any circumstances, the same will be cancelled by the department without any intimation to the applicant.
17. If any part of the layout area is identified to be under Panjami land or condition patta in future at any cost, the Layout Approval will be cancelled by the Eraiyur panchayat Executive officer / president without prior intimation.

1. The Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600008.
2. The Sub-Registrar,
Arani-Cheyyar Sub-Registrar Office,
Tiruvannamalai District.
3. The Assistant Director,
Survey Land Records,
Tiruvannamalai.
4. The District Collector,
District Collectorate Office,
Tiruvannamalai District.
5. The Assistant Director (Panchayats),
Tiruvannamalai District.
6. The Tahsildar,
Cheyyar Taluk Office,
Tiruvannamalai District.

Enclosure
1.Layout original map and Condition – 2 set

Signature valid
Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2024.06.15 16:57:06

Village

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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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.