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Layout Application - Final Approval Letter

Roc No: 25/2025-26 Date: 5/7/25 1:57 PM

From:

Village Panchayat

Elagirir Hills Panchayat

To :

Rajarathnam Construction Pvt Ltd

Online Application Number: T7OXJK8I

Sir/ Madam,

Sub :

Residential Layout Approval – Yelagiri Hills Panchayat and Village to Grant Permission to an Extent 1.80 Acres (or) 7300.00 Sq m The Land Bearing S.F.No.215/1A– Tirupathur District , Tirupathur Taluk , Jolarpet Panchayat Union , Yelagiri Hills Panchayat and Village Technical Approval is Issued.

Ref :

1. Applicant M/S Rajarathnam Construction Pvt Ltd, Online Reference No. : T7OXJK8I/2024/THP dated: 07.11.2024.

2. District Town and country planning Office, Tirupathur District Letter No. T7OXJK8I /2024/THP. (Road pattern issued on: 08.04.2025).

3. Joint Director, Agricultural Department, Tirupathur District, L.Disk No.B2/6339/2024 Dated: 10.12.2024.

4. Assistant Director Geology & Mining department, Tirupathur District, L.Dis No.70/2024 Dated: 22.11.2024.

5. Revenue Divisional Officer, Tirupathur District, Letter ROC No.A5/2209/2024 Dated: 11.12.2024.

6. Principal Chief Conservator of Forests Chennai , K.Dis.No.TS2/297/2025 Dated: 31.01.2025

7. Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020, Dated: 24.12.2020.

8. Applicant M/S Rajarathnam Construction Pvt Ltd,, Gift deed (Local Body) Document No. 1332/2025 Dated: 11.04.2025.

9. G.O (Ms) No: 138, Housing and Urban Development Department, Dated: 04.06.2004.

10. G.O(Ms) No:79, Housing and Urban Development Department, Dated: 04.05.2017.

11. G.O(Ms) No:18, Department of Municipal Administration and Water Supply,Dated:04.02.2019 and G.O (Ms) No: 16,Department of Municipal Administration and Water Supply, dated: 31.01.2020.

12. G.O (Ms) No: 141, Housing and Urban Development Department, Dated: 23.09.2020.

13. G.O (Ms) No: 181, Housing and Urban Development Department, Dated: 09.12.2020.

14. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

15. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, dated: 08.09.2017.

16. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022.

17. Applicant M/S Rajarathnam Construction Pvt Ltd,, Letter Dated: 17.04.2025 & 23.04.2025 (Centage Fee).

18. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

Body:

The Application Was Processed As per the prevailing rules and after Perusing the records and after conducting site inspection , The applicant was directed to handover the portion of land earmarked for roads, Public purpose meant for local body and TANGEDCO vide reference 2nd cited above. On receipt of gift deed vide reference 5th citied above and on receipt of payment of charges such as Centage Charges vide reference 14th citied above, The Technical Approval is Assigned as
SWP/DTCP/Tirupathur District - L.P/A.D.T.C.P (VD) No: 27 /2025
The Technical Approval is Issued to the mentioned Layout subject to the following conditions.
1) The Local authority shall accord permission duly following the rules/regulations Order issued from time to time under the Respective Acts.
2) Yelagiri Hills Panchayat and Village Resolution No - 1177/2025,Dated : 08/04/2025
3).Roads Constructed in the approved Residential layout Should remain in same existing condition. No Changes should be made.
4).The Details of the plots divided in the approved layout map shall not be altered without the permission of this authority.
5).Approved layout Plots should be used for construction of house only. No dangerous or obnoxious factories are allowed.
6).The Applicant shall pay the difference in rates of fees paid by the Applicant to this Panchayat, if any difference arises.
7).Every plot deed registration should be accompanied by a copy of this layout approval map.
8).The Applicant shall be bound by any changes of orders issued by the Government in the Policy regarding

Village

Validity unknownSignature valid

Signed by: Village Panchayat President
Location:Tirupathur
Date:2025.05.07 13:57:14



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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