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Layout Application - Final Approval Letter

Roc No: 01/2024

Date: 10/11/24 4:30 PM

From:

Village Panchayat

Valluvambakkam

To :

Thiru. K.Sakthivel, Thiru. R.Sujaikumar, Thiru. K.Manogaran,
No.08, Sakthi Nagar, 1st Street,
Valluvambakkam, Walaja,
Ranipet District- 606604

Online Application Number: ABMD8CMY

Sir/ Madam,

Sub :

Residential Layout in Non Planning Area (Village Panchayat) - District Town and Country Planning Office, Ranipet District -Walajah Taluk - Walajah Panchayat Union - Valluvambakkam Panchayat/Village – Survey numbers: 468/1C, 468/3A, 468/3B, 468/3C, 468/4A and 468/5A - Extent: 32230.00 Sq. m (or) 7.96 Acres.

Ref :

1. On 25.03.2024, Applicant’s Mr. Sakthivel and 2 Others Online Application Form were received through Online ApplicationNumber: ABMD8CMY.
2. The Assistant Director, District Town and Country Planning Office, Ranipet District had issued Road pattern through District
Letter No: RPT/ABMD8CMY/25438/2024/TCP on 07.05.2024.
3. The Joint Director, Agricultural Department, Ranipet District had issued Dry Land NOC through Letter No. A2/1802/2024 on 28.03.2024.
4. Circular from The Director, Directorate of Town and Country Planning Office, Chennai Roc.No 19799/2020, Dated: 24.12.2020.
5. Applicant’s Mr. Sakthivel and 2 Others Letter, Gift deed (Local Body) document no: 2489/2024, Dated: 13.05.2024.
6. G.O. (Ms). No.138, Housing and Urban Development Department, Dated: 04.06.2004.
7. G.O. (Ms). No.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. 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.
9. G.O. (Ms). No.141, Housing and Urban Development Department, Dated: 23.09.2020.

10. G.O. (Ms). 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, the Directorate of Town and Country Planning Office, Chennai, Roc. No. 13686/2017/LA1, dated: 08.09.2017.
13. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc No. 320/2022/TCP3, Dated: 07.01.2022.
14. Applicant's Mr. Sakthivel and 2 Others Scrutiny Fee Receipt, Dated: 25.03.2024.
15. Applicant's Mr. Sakthivel and 2 Others Demand payment Request Letter from DTCP, dated: 19.06.2024
16. Applicant's Mr. Sakthivel and 2 Others Centage Fee and Display Board Payment Receipt, dated: 19.06.2024.
17. Applicant's Mr. Sakthivel and 2 Others Development Charge Receipt, dated: 13.06.2024.
18. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated:
13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.
19. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 7963/2022/TCP2, Dated:
11.04.2023.
20. Circular from the Director, Directorate of Town and Country Planning Office, Chennai, Roc. No: 9611/2023-TCP5, dated:
25.04.2023.
21. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated:
05.02.2020.
22. G.O. (Ms). No. 53, Housing and Urban Development [UD4(1)] Department, dated: 28.02.2024.
23. G.O. (Ms). No. 58, Housing and Urban Development [UD4(1)] Department, dated: 05.03.2024.
24. Applicant's Mr. Sakthivel and 2 Others -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 plot. Demond Fees Transatction Id: 279c1a8d-9a09-4272-a131-28f6b5c5de84 Dated: 04.10.2024.
25. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, E-Challan Number: 20241004056116, Dated: 04.10.2024.
26. The Assistant Director, District Town and Country Planning Office, Ranipet District had issued Planning Permission through District Letter No: P13X5GD8/2022/TCP on 22.06.2023 (Approval Number: 75/2023). With reference to the 1st Cited letter, applicants have requested for the approval of layout in the Ranipet District, Walajah Taluk, Walajah Panchayat Union, Valluvambakkam Panchayat/Village comprised in the Survey numbers: 468/1C, 468/3A, 468/3B, 468/3C, 468/4A and 468/5A with an extent of 32230.00 Sq. m (or) 7.96 Acres.

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 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 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 concerned local body must issue the final approval after transfer of earmarked road areas survey number, 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 plot. 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.
6. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee - Rs. 48318.00, Dated: 25.03.2024
Centage Fee - Rs. 65000.00, Dated: 19.06.2024.
Display Board Charges – Rs. 10000.00, Dated: 19.06.2024.
Development Charge – Rs.32500.00, Dated: 18.06.2024.

Village

Signature valid

Signed by: Village Panchayat President
Location:Ranipet
Date:2024.10.11 16:30:00



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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

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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+91 9996 12 9996
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