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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 179/24.01.2025

Date: 2/24/25 12:46 PM

From:

Village Panchayat

Palayanur Panchayat office
Palayanur panchayat - 632512

To :

Mr. P. Mani, Mr. K. Jayaraman and Mrs. B. Nirmala,
No: 70/2, 9th Street,
Thiruviga Nagar,
Rangapuram, Sathuvachari,
Vellore District - 632009.

Online Application Number: 02CLNX6A

Sir/ Madam,

Sub :

Residential Layout in Non-Planning Area (Village Panchayat) - Ranipet District
Ranipet District – Kalavai Taluk – Thimiri Panchayat Union – Palayanur Panchayat - Keezhpadi Village – Survey Numbers: 167/6, 167/7, 167/8, 167/10A, 167/10B, 200/12, 203/1B2, 204/1, 204/2, 205/1, 205/2 and 205/3 – Site Extent: 22945.68 Sq.m or 5.67 Acres - Technical Concurrence Received - Layout approval order issued – Regarding.

Ref :

1. On 13.08.2024, Applicant's Mr. P. Mani, Mr. K. Jayaraman and Mrs. B. Nirmala Online Application Form was received through Online Application Number: 02CLNX6A.
2. The Assistant Director, District Town and Country Planning Office, Ranipet District Letter No: RPT/0106/2024 on 22.10.2024.

Body:

With reference to the 1st Cited letter, applicants have requested for the approval of layout in the Ranipet District, Kalavai Taluk, Thimiri Panchayat Union, Palayanur Panchayat, Keezhpadi Village comprised in the Survey Numbers: 167/6, 167/7,167/8, 167/10A, 167/10B, 200/12, 203/1B2, 204/1, 204/2, 205/1, 205/2 and 205/3 with an extent of 22945.68 Sq.m or 5.67 Acres.
In the continuation, with reference to the 2nd cited letter, technical cuncurence for residential layout have been issued by the Assistant Director, Ranipet District Town and Country

Planning Office on 22.10.2024. Further the Applicant's Mr. P. Mani, Mr.K. Jayaraman and Mrs. B. Nirmala have gift deed the road, road splay, Open Space Reservation Area, Public Purpose &TANGEDCO Purpose areas have been handed over to The Panchayat President, Palayanur Panchayat on 05.10.2024. As per the resolution no.179/24.01.2025 of Palayanoor Village panchayat , this layout has been approved with below conditions.

1. The permission granted shall not mean responsibility or clearance as per TNCDBR 2019, Rule No.11 of the following aspects:
a) Title or ownership of the site or building,
b) Easement Rights,
c) The Registered Architect/Register Engineer/Structural Engineer shall be responsible for defects in the design of Structural Reports, Structural Drawing and Structural aspects,
d) Workmanship, soundness of structure and materials use,
e) Quality of building services and amenities the construction of building and
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. 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 will be allowed by the local body only after obtaining the prior approval of the Town and country Planning Department.
4. 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.
5. The petitioner should obtain approval from the local authority concerned for the layout. Before constructing any buildings on the land in the Layout, permission for each building must be obtained from the Town and country Planning Department and the local body.
6. The land Ownership is considered as per the land title documents submitted by the petitioner. Therefore, it is also submitted that no right can be asserted on the ground that a layout has been approved for a place where there is no actual land Ownership.
7. 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 local body without any prior notice.
8. A copy of the plan approved by the Town and Country Planning department along with a copy of this order shall be compulsorily supplied to the purchasers while selling the plots for sale.
9. 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.
10. If any false or malpractices in the Documents Submitted by the applicant are found, the Layout approval would be cancelled by the local body without prior intimation to the applicant.
11. 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 would be cancelled by the local body without prior intimation.
12. If any feature is found affecting the water bodies due to the issued layout approval under any circumstances, the same will be cancelled by the local body without any intimation to the applicant.
13. Conditions and Special conditions given in the Layout Plan must be followed by the applicant.
14. If the proposed site is located in the land acquisition area related to Railway Department Project, Highway Department Project, and Condition patta land, the layout approval given by the local body shall be cancelled without any prior notice

Signature valid Village

Signed by: Village Panchayat President
Location:Ranipet
Date:2025.02.24 12:46:54

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

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