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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/2024-25

Date: 12/14/24 11:01 AM

From:

Village Panchayat

Vadamadurai

To :

Mr S Jegajeevan Ram Mrs J Stella
Survey Nos 359/2 359/3 359/4 360/1 360/2 360/3,Vadamadurai Village,Uttukottai Taluk Thiruvallur Dist,Vadamadurai,Uthukkottai,Tiruvallur,601102

Online Application Number: YPW3TWRJ

Sir/ Madam,

Sub :

The Layout Proposal received through online

Ref :

The Layout Proposal received through online vide to Reference No.YPW3TWRJ

Body:

Layout - Tiruvallur District Town and Village Planning Office - Tiruvallur District, Thiruvallur Taluk, vadamadurai Village/Panchayat under – Reference No. YPW3TWRJ 19550 Sq.m (4.87 Acre) Extent – Technical permission granted for subdivision in Panchayat.

Signature Not Verified

Signed by: Village Panchayat President
Location:Tiruvallur
Date:2024.12.14 11:01:43

Village

விடுநர்
ஊராட்சி மன்ற தலைவர்,
வடமதுரை ஊராட்சி,
எல்லாபுரம் ஊராட்சி ஒன்றியம்,
திருவள்ளூர் மாவட்டம்.

பெறுநர்
திரு .S .ஜெகஜீவன் ராம் and J .ஸ்டெல்லா,
No 95, 3rd street காந்திநகர் வியாசர்பாடி.
கொடுங்கையூர் ,பெரம்பூர்,
சென்னை 600039.

ROC NO: 01/2024-25

நாள் :14.12.2024

இணையதள விண்ணப்ப எண் :YPW3TWRJ

பொருள்:

மனை பிரிவு - திருவள்ளூர் மாவட்டம் - ஊத்துக்கோட்டை வட்டம் - எல்லாபுரம் ஊராட்சி ஒன்றியம் - வடமதுரை கிராமம் புல எண். 359/2, 359/3,359/4, 360/1, 360/2, 360/3, 361/1, 362, 363, 364/1,364/3 -ல் மொத்த விஸ்தீரணம் ஏக்கர் 4.83 எக்கர் நிலத்தை - குடியிருப்பு மனைபிரிவுவாக அமைத்துக்கொள்ள இறுதி ஒப்புதல் வழங்குவது - தொடர்பாக

பார்வை:

1. உதவி இயக்குநர், மாவட்ட நகர் ஊரமைப்பு, அலுவலகம் திருவள்ளூர் மாவட்டம், அவர்களின் கடித்தம்படி,APPROVAL NO: SWP/DTCP/TVLR/LAYOUT No: 236/2024, DATE:14.12.2024.
2. ஊராட்சி ஒப்படைக்கப்பட்ட தான பாத்திரம் எண்: 5263/2024 நாள். 13/09/2024

அய்யா,

பார்வை 1-ல் திருவள்ளூர் மாவட்டம், ஊத்துக்கோட்டை வட்டம், எல்லாபுரம் ஊராட்சி ஒன்றியம் - வடமதுரை கிராமம் புல எண். 359/2, 359/3,359/4, 360/1, 360/2, 360/3, 361/1, 362, 363, 364/1,364/3 -ல் மொத்த விஸ்தீரணம் 4.83 ஏக்கர் நிலத்தை உத்தேச குடியிருப்பு மனைப்பிரிவுகளாக பிரித்து அதற்கு தொழில்நுட்ப அனுமதி வழங்கப்பட்டுள்ளது, மேலும் அதற்கு உண்டான சாலை மற்றும் பொது ஒதிக்கீடு ஊராட்சிக்கு தனமாக வழங்கப்பட்டுள்ளது, மேலும் ஊராட்சி செலுத்த வேண்டிய ஊறிய தொகை அனைத்தும் பெறப்பட்டுள்ளது. ஏனவே இதன் அடிப்படியில் மனைப்பிருவுக்கு இறுதி ஒப்புதல் வழங்கப்பட்டுள்ளது.

இணைப்பு :-

1. LayoutApproval and Inspection Fees
2. Layout Estimation Fees

தலைவர்
வடமதுரை ஊராட்சி
எல்லாபுரம் ஒன்றியம்.

Town and Country Planning Department(Planning Permission)

43/397A, ANNAI INDRA GANDHI SALAI, RAJAJI PURAM PHASE-II, 2ND FLOOR, TIRUVAL

ROC No. YPW3TWRJ/2024/TCP

Date : 20/

From:

Joint Director / Deputy Director / Assistant Director

43/397A, ANNAI INDRA GANDHI SALAI, RAJAJI PURAM PHASE-II, 2ND FLOOR, TIRUVALLUR-602001

To :

The Village President,
Vadamadurai Village /Panchayat,
Uthukottai Taluk and Tiruvallur District.

Sir/ Madam,

Sub : Residential Layout - Office of the Tiruvallur District Town and Country planning – Tiruvallur district, Uthukottai tal Village - S.F.No's. . 359/2,3,4; 360/1,/2,3; 361/1, 362, 363, 364/1,3 - Site Area 19550 Sq.m extent - Technical cl forwarded for further action - Reg.

Ref : 1.Applicants Thiru.S.Jegajeevan Ram and Mrs.J.Stella layout proposal received through online vide reference N No.YPW3TWRJ received dated: 27.08.2024.

2.District Town and country planning Office, Tiruvallur District Road pattern issued on dated:05.09.2024

3. Tiruvallur District Collector, WET Land NOC letter Roc. No. Rc.No.20207/2023/B2, dated. 31.07.2024.(Wet lar
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5.Applicants Thiru.S.Jegajeevan Ram and Mrs.J.Stella, Gift deed document no:5263/2024 dated: 13.09.2024.
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 WaterSupply,Dated:04.02.2019 and G.O.16 Department c 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: 30.0
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.G.O.53, Housing and Urban Development Department, Dated: 28.02.2024.(Development Charges)
15.Demand payment Request Letter, Dated:16.09.2024 (Requiring payment of Centage Fee, Display Board Fee Charges).
16.Applicant Paid on Dated: 18.09.2024 (Payment of Centage Fee, Display Board Fee & Development Charges)
17.Letter Roc No. 7963/2022/K1, Dated: 11.04.2023 of Director of Town and Country Planning, Chennai (Circula

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Tiruvallur D taluk, Vadamadurai Village, S.F.No's. . 359/2,3,4; 360/1,2,3; 361/1, 362, 363, 364/1,3 Site Area 19550 Sq.m extent. This proposal was processed as per the prevailing rules and after perusing the records conducting site inspection. The Proposed Layout satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 17th cited above.

In continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the A Director. Further the applicant, has submitted the above gift deed for the, Park, Road, Road Splay and Public Purpose areas which has been handed over to the local body. Hence, this residential layout ha with the following conditions.

1.As per the condition, the layout has been approved and approved number is issued as SWP/DTCP/TVLR/LAY 236/2024 and enclosed with 2 set of original maps and gift deed documents has been forwarded with it for further action.
2.Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to thi immediately as per Condition no.9 (b).
3.After the approval of the local body. It is requested to send the approved residential layout map to the concerne department office and land survey department for information and appropriate action
4.It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders
5.As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Thasildh: Tamilnilam website Special Conditions

Special Conditions
1.a) With reference to the 8th cited and 10th cited letter, if the located site lies in the Municipal/ Corporation areas 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 with approval of Local Body shall be issued to the applicant(s) directly.

b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, per authority along with the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constru 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 concern local body must issue the final approval After earmarked road, park areas S.F.No sub-division in favour concern local body.

3.The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2(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 b 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 TN

4.As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area requested to collect Rs.1000 as scrutiny fee for each plots. 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 Lan 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 Cour 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 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 in 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:

Copy to:
Thiru.S.Jegajeevan Ram and Mrs.J.Stella
No. 95 3rd Street,Ganthi Nagar Vyasarpadi,
Kodungaiyur,Perambur,Chennai,600 039.

S.No	Description of Charges	Amount	Receipt No and Dat
1	Scrutiny fee	29325	27/08/2024
2	OSR Fee		
3	Centage Charges	42000.00	17/09/2024
4	Development Charges	39100.00	17/09/2024
5	Display Board Charges	1500.00	17/09/2024
6	Satellite town charge		

Joint Director/Deputy Directo
Director(i/c)
District Town and Country Pl

Tiruvallur District.

Enclosure

1.Layout original map and Condition – 2 set

Signature Not Verified
Signed by: Assistant Director
Location:Tiruvallur
Date:2024.09.20 12:20:51

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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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.