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Layout Application - Final Approval Letter

Roc No: VLR/94CKLKMR/030-2025/2025/TCP

Date: 6/16/25 2:45 PM

From:

Village Panchayat

Erukkambattu village & Post, Pernambut Taluk

To :

SURESH L S/O LOGANATHAN D NO-141 OLD D NO 67 GANDHI ROAD, NADUPETTAI, GUDIYATHAM , VELLORE DIST.,Gudiyatham,Gudiyatham,Vellore,632602

Online Application Number: 94CKLKMR

Sir/ Madam,

Sub :

Erukkambut Village Panchayat , 232691 LGD Code, to grant permission to construct Layout Approval, Pernambut Block , Vellore District.Residential Layout- Office of the President Erukkampattu Panchayat / Village –Pernambut Taluk &
Panchayat Union, S.No.12/1, 12/2A,12/3A of extent of 36360.00 Sq.m (8.98 Acre) - Final Approved Layout -
Reg.

Ref :

1. As per the condition, the layout has been approved and approved number issued as L.P. /D.T.C.P. (VLR) No.34/2025 and enclosed with 2 set of original maps and gift deeded 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 this office 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 concerned registration 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 Thasildhar to update in Tamilnilam website Special Conditions.
6. As per Tamil Nadu Combined Development Building Rules – 2019 Rule No.68 (1). – In granting of

building permit for any development the Executive Authority may wherever it is appropriate, make adequate provision for the preservation or planting of trees, as may be specified.

Body:

1.a) With reference to the 8th cited and 10th cited letter,if the located site lies in the Municipal/ Corporationareas: Collecting the necessary fees including the charges for providing amenities like roads,storm
water drains and street lights from the applicantsAfter collecting the necessary fees the final layout sketch, permit of planning authority along 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,
permit of planning 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 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 concern local body must issue the final approval
After transfer of 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 22.06.2017 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.

The Joint Director of Vellore Urban Planning mentioned in view (1) according to their processes, Erukkambut Panchayat Village under Pernambut Panchayat Union Mr.L. Suresh Final approval for the proposed plot of (229 Plot) 36360.00 Sq.m., in Survey No. 12/1,12/2A,12/3A of L Suresh and the land reserved for roads vide grant document no. 719/2025,1360/2025,2007/2025 134.30 sq.mtr is handed over to Superintending Engineer TANGEDCO and handed over to Panchayat Council President, Erukkambut Panchayat and in-principle approval is given. Further, 36360.00 sq.mtr of land use change fees for the 229 Plots mentioned below which have been sold have been paid under appropriate headings as per the letter mentioned in (3) and (4) and after submission of receipts thereof, Ordinance No.79 Housing and Urban Development (Nov. 4(3)) Department dated 04.05.2017, as per the Erukkambut Panchayat President Resolution No.41, dated 13.06.2025 as mentioned in view (7) it is hereby ordered to approve the 229 Plots of 36360.00 sq.mtr.

Signature valid

Signed by: Village Panchayat President
Location:Vellore
Date:2025.06.16 14:45:59

Village



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

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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