

**Town and Country Planning Department(Planning Permission)**

2nd Floor, Ex- Service man Welfare office Building campus, opposite to periyar park, Vellore

ROC No. VLR / IHCJZQK4/2023/TCP

Date : 06/10/2023

From:

Joint Director / Deputy Director / Assistant Director

2nd Floor, Ex- Service man Welfare office Building campus, opposite to periyar park, Vellore

To :

Thiru. S.SUNDARAJ,  
NO:2,Pennathur village,  
Vellore – 632 001.  
Executive Officer,  
Pennathur Town Panchayat,

Sir/ Madam Vellore Taluk & District.

Sub : Residential Plot Sub Division - Office of the Joint Director of Town and country planning – Vellore District – Pennathur Town Panchayat/ Village, S.No. 122/18, Vellore Taluk / district - extent of 0.03 acre - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Thiru. S.SUNDARAJ Letter, Dated: 01.09.2023.

2.Joint Director Agriculture department, Vellore Letter No. A3/4846/2023 Dated: 31.08.2023.

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

4.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004

5.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

6.G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019 and G.O.16  
Department of Municipal Administration and Water Supply, dated: 31.01.2020.

7.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020

8.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020

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

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

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

12.Demand payment Request Letter, Dated: 26.09.2023. (requiring payment of Centage Fee,  
Development Charges, Display Board Fee and Flag Day Fund).

13.Applicants Thiru. S.SUNDARAJ Letter, Dated: 27.09.2023. (Payment of Centage Fee, Development  
Charges, Display Board Fee and Flag Day Fund).

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

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in  
Vellore District – Pennathur Town Panchayat/ Village, S.No. 122/18, Vellore Taluk / district - extent of  
0.03 acre forwarded to Director of Town and Country Planning for concurrence.

1.As per the condition, the layout has been approved and approved number issued as L.P. / D.T.C.P. (VLR) No.78/2023 and enclosed with 2 set of original maps 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 10th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions

6. As per Rule 68 (1) of Tamil Nadu Combined Development Building Rules – 2019 provides that the Executive Authority may, in the interest of amenity make a Tree Preservation Order for any tree or group of trees or belt of forestland. In this regard it informed that the Executive Authority while granting Building Permit may require the applicant to make adequate provision for the preservation or planting of trees at the site as given below:

On all streets exceeding 7.2 meters in width, shade trees shall be planted not more than 9.00 meters in succession and within 1.00 meters of the road boundary and the Land Owner / developer should plant a tree for every 600 Sq.ft of the plot area which will be monitored by the concern Local Body.

#### Special Conditions

1.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 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 Land Use Conversion Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

2.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.

3.As per TNCDDBR-2019 the following fee and charges are collected as follows:

| S.No | Description of Charges | Amount   | Receipt No and Date |
|------|------------------------|----------|---------------------|
| 1    | Scrutiny fee           | 186      | 01/09/2023          |
| 2    | OSR Fee                |          |                     |
| 3    | Centage Charges        | 600.00   | 27/09/2023          |
| 4    | Development Charges    |          |                     |
| 5    | Display Board Charges  | 10000.00 | 27/09/2023          |
| 6    | Satellite town charge  |          |                     |



Joint Director/Deputy Director/Assistant  
Director(i/c)  
District Town and Country Planning,

Enclosure

1.Layout original map and Condition – 2 set

Vellore District.