

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

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



ROC No. VLR / UFUSYOC5 / 021 - 2025/2025/TCP

Date : 12/03/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Panchayat President,  
Thazhaiyatham Village Panchayat,  
Gudiyatham Panchayat Union,  
Gudiyatham Taluk,  
Vellore District.

Sir/ Madam,

Copy To,  
Thiru. R P JAYAVELAN,  
No. 58, A1 Srivatsam,  
Thirumalai Pillai Road,  
Thiyagaraya Nagar,  
Chennai - 600 017

Sub : Residential Layout - Office of the Joint Director of Town and country planning, Vellore District – Gudiyatham Panchayath Union, Thazhaiyatham Village, S.No.94/1 of Gudiyatham Taluk, Vellore District - Extent of 2.35 Acre (9500.00 Sqm) - Technical clearance issued - Forwarded for further action - Reg.

- Ref :
1. Applicants Thiru. R P JAYAVELAN Letter, Dated: 25.02.2025.
  2. The Director of Town and Country Planning, Chennai Letter No VLR / UFUSYOC5 / 021 - 2025 (Road pattern issued on dated: 04.03.2025)
  3. District Collector, Vellore NOC K.Dis.P1/ E-159016/2023, Dated: 14.06.2023. (The Proposed Survey number applied, lies in Nanjai land, while applying for the approval of layout)
  4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
  5. Applicants Applicants Thiru. R P JAYAVELAN Letter, Dated: 11.03.2025. (Gift deed document no. 2348/2025, Dt.10.03.2025).
  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 Water Supply, Dated: 04.02.2019 and G.O.16 Department of Municipal 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: 30.08.2017.
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. Demand payment Request Letter, Dated: 11.03.2025. (Requiring payment of Centage Fee, Display Board Fee, Development Fee etc.,).
15. Applicants Thiru. R P JAYAVELAN Letter, Dated: 12.03.2025. (Payment of Centage Fee, Display Board Fee, Development Fee, OSR Guideline Value Fee and Flag Day Fund).
16. 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, Gudiyatham Taluk, Gudiyatham Panchayath Union, Thazhaiyatham Village, S.No. 94/1 to an extent of 2.35 acre (9500.00 Sqm) forwarded to Director of Town and Country Planning for concurrence.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued on 04.03.2025. Further the applicant Thiru. R P JAYAVELAN has gift deed the Road, road splay, Public Purpose, TANGEDCO Purpose areas has been handed over to The Panchayat President, Gudiyatham Panchayath Union Local body by Gift Deed Document No. 2348/2025, dated on 10.03.2025 respectively.

Hence, this residential layout has been approved with below conditions.

1. As per the condition, the layout has been approved and approved number issued as L.P. / D.T.C.P. (VLR) No. 19 / 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 12th, 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 (2). – 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.

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 be monitored by the concern Local Body.

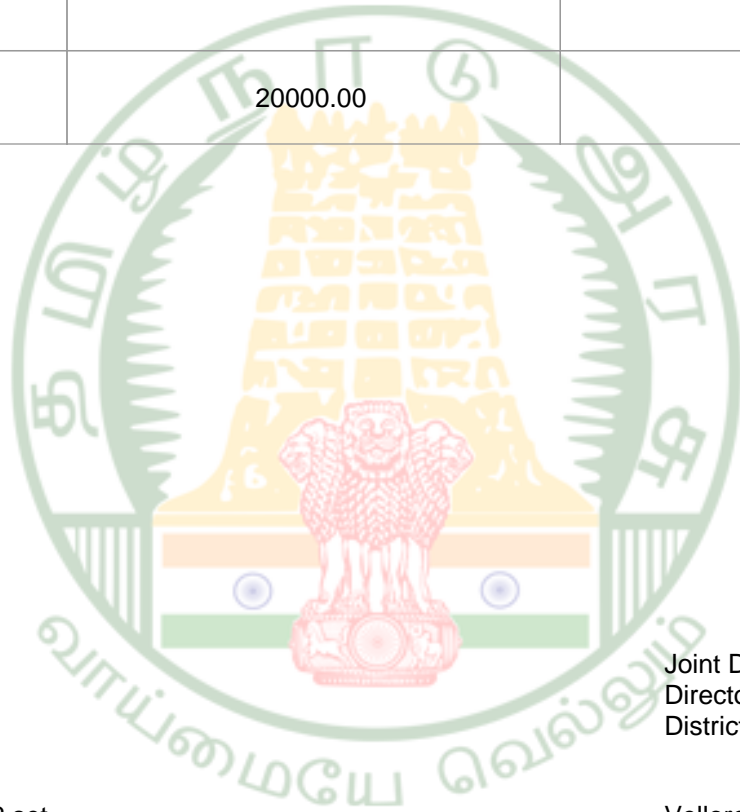
#### Special Conditions

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 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,



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	14250	25/02/2025
2	OSR Fee	138600	11/03/2025
3	Centage Charges	15000.00	11/03/2025
4	Development Charges	19000.00	11/03/2025
5	Display Board Charges	10000.00	11/03/2025
6	Satellite town charge		
7	Sub Division Charge	20000.00	11/03/2025



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

Vellore District.

Enclosure

1.Layout original map and Condition – 2 set