

Town and Country Planning Department(Planning Permission)

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



ROC No. N3E8T644/2025/TCP

Date : 30/10/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

President,
Aasanampattu Village / Panchayat,
Anaicut Panchayat Union,
Anaicut Taluk,
Vellore District.

Sir/ Madam,

Sub : Residential Layout - Office of the Joint Director of Town and country planning, Vellore District – Anaicut Panchayat Union, Aasanampattu Village / Panchayat, S.F.No's. 164/2B1A2 & 2B2 of Anaicut Taluk, Vellore District - extent of 4713.00 sqm 1.16 acre - Technical clearance issued - Forwarded for further action - Reg.

Ref : 1. Applicants Thiru.V.NATARAJAN, Letter, Dated: 02.09.2025.

2. District Town and country planning Office, Vellore District Letter No. VLR / N3E8T644/ 087- 2025 (Road pattern issued on dated: 15.09.2025).

3. Joint Director Agriculture department, Vellore Letter No. A3/5999/2025 Dated: 11.09.2025

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

5. Applicants Thiru.V.NATARAJAN, Dated: 25.10.2025. (Gift deed document no. 2270/ 2025, dt. 24.10.2025.)

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: 28.10.2025. (requesting payment of Centage Fee, Display Board Fee etc.,).

15. Applicants Thiru.V.NATARAJAN, Dated: 29.10.2025. (Payment of Centage Fee, Display Board Fee etc.,).

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, Anaicut Panchayat

Union, Aasanampattu Village / Panchayat, S.F.No's. 164/2B1A2 & 2B2 of Anaicut Taluk, Vellore District - extent of 4713.00 sqm (1.16 acre).

In the continuation, with reference to the 3rd cited letter, road pattern for residential layout has been issued by the directorate on 15.09.2025.

Further the applicant Thiru.V.NATARAJAN has gift deed the road, road splay, Public Purpose & TANGEDCO Purpose areas has been handed

over to President, Aasanampattu Village / Panchayat Local body by Gift Deed Document No. 2270/ 2025, dt. 24.09.2025 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. 76/2025 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.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 1.16 Acres (or 4713.00 Sq.m)

No. of Plots : 30

Gifted over to Local Body :

Layout Road : 1304.00 Sq.m - 27.66 %

Public Purpose : 17.55 Sq.m - 0.51 %

TANGEDCO Purpose : 18.25 Sq.m - 0.53 %

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)"

7. The fees/charges collected from the applicant are as follows:

Scrutiny Fee

: Rs.7070/- Date – 02.09.2025

OSR Charge

(Challan Number – 20251006009506) : Rs.14,232- Date –28.10.2025

Centage Charge

(Challan Number – 20250924034711) : Rs.9,900/- Date – 29.10.2025

Display board Charge : Rs.10,000/- Date – 29.10.2025

Subdivision Charges : Rs.13,200/- Date – 29.10.2025

Development Charges : Rs.9,426/- Date – 29.10.2025

Armed Forces Flag Day Fund

: Rs. /-6,000/- Date – 30.10.2025

To

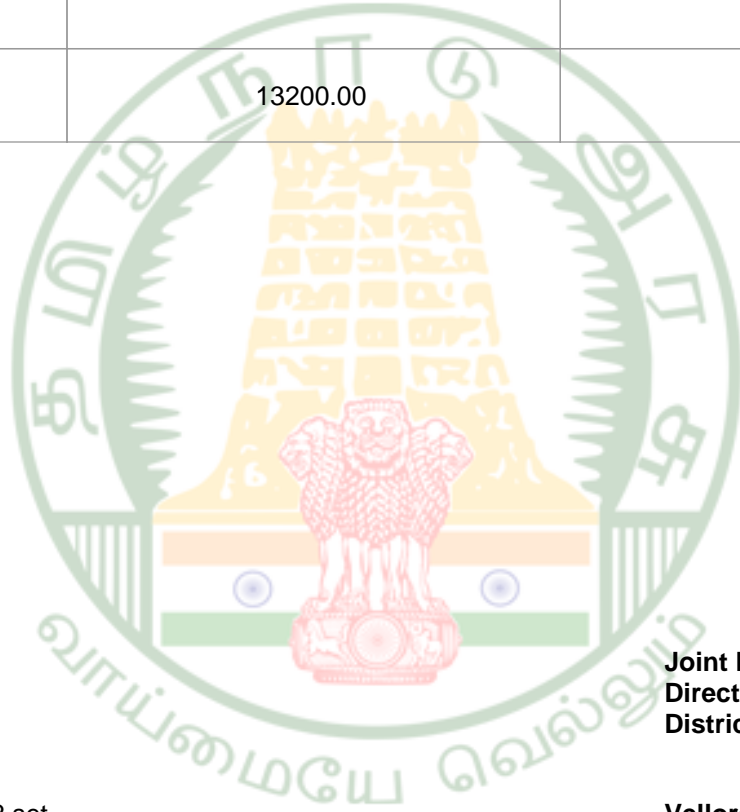
President,
Asanampattu Village / Panchayat,
Anaicut Panchayat Union,
Anaicut Taluk,
Vellore District.

Copy to

Thiru.V.NATARAJAN,
No.164/2B1A2, 164/2B2,
Asanampattu Village,
Anaicut , Vellore – 632 107.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	7070	02/09/2025
2	OSR Fee		
3	Centage Charges	9900.00	29/10/2025
4	Development Charges	9426.00	29/10/2025
5	Display Board Charges	10000.00	29/10/2025
6	Satellite town charge		
7	Sub Division Charge	13200.00	29/10/2025



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

Vellore District.

Enclosure

1.Layout original map and Condition – 2 set