

Town and Country Planning Department(Planning Permission)

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



ROC No. RD1XWNVO/2025/TCP

Date : 29/10/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Adukkamparai Panchayat,
Kaniyambadi Panchayat Union,
Vellore Taluk/ District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning office Vellore District – Vellore Local Planning Area - Formation of a Residential layout to an extent of 12300.00 Sq.m in the Land Bearing of S.F.No's. 496/4, 497/3, 497/4, 498/1B, 498/2A, 499/1A1, 499/2A & 500/3 – Adukkamparai Village /Panchayat – Kaniyambadi Panchayat Union, Vellore Taluk / District – Technical Approval issued - Forwarded for further action - Regarding.

Ref : 1 Online Application No: RD1XWNVO, Thiru. Rupesh Kuamr & 2 Others, through online Dated: 16.09.2025.
2 District Town and Country Planning Office, Vellore District Road Pattern issued through online dated: 17.10.2025.
3 G.O (2D). No.245, Housing and Urban Development (UD4 (LUC-1)) Department, Dated: 22.08.2025. (Land use Reclassification from Agricultural Use to Residential Use)
Tamil Nadu Government Gazette No. 37, Part VI, Section – 1, Page No. 383, Dated: 17.09.2025. (Land use Reclassification Gazette publication)
4 Circular Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
5 Thiru. Rupesh Kuamr & 2 Others, Document received through online Dated: 24.10.2025. (Gift deed document No.2596/2025, Dated: 23.10.2025).
6 G.O.(Ms) No.138, Housing and Urban Development Department, Dated: 04.06.2004.
7 G.O.(Ms) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
8 G.O. (Ms) No.18, Department of Municipal Administration and Water supply, dated: 04.02.2019, G.O.(Ms) No.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
9 G.O.(Ms) No.181, Housing and Urban Development Department, Dated: 09.12.2020.
10 G.O.(Ms) No.141, Housing and Urban Development Department, Dated: 23.09.2020.
11 G.O.(Ms).No.53, Housing and Urban Development Department, Dated: 28.02.2024. (Gazette Published on 10.07.2024).
12 Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
13 Circular Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
14 Circular Roc No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai.
15 Circular Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai.
16 Circular Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai.
17 Demand requested through online, Dated: 24.10.2025.
18 Payment received through online, Dated: 24.10.2025.

ORDER:-

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the

applicant was directed to handover the portion of land earmarked for roads and public purposes meant for local body and TANGEDCO vide reference 2nd cited above.

On receipt of gift deed vide reference 5th cited above, the applicants, Thiru.Rupesh Kumar and two others, have executed a gift deed through which the Park, Road, Road Splay, Public Purpose, and TANGEDCO Purpose areas have been handed over to The Panchayat President, Adukkamparai Panchayat, by Gift Deed Document No. 2596/2025, dated 23.10.2025 and on receipt of payment of charges such as Scrutiny fee, Centage charge, Display board Deposit, Armed Forces Flag Day Fund, Sub Division Charges and Development Charges vide reference 18th cited above, the Technical Approval is issued to the mentioned layout subject to the following conditions:

1. The Technical Approval is issued to the above mentioned layout and the number is assigned as L.P. / D.T.C.P. (VLPA) No. 27/2025 & P.P.No. 27/2025.
2. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.
3. The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be forwarded to this office for record.
4. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.
5. Also, the local authority shall forward the copy of such permission/approval to the Tahsildhar concerned with a direction to the applicant to pay the requisite charges for making mutation in the TamilNilam/Collabland website.
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. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer/seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
2. The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the infrastructure developed by the owners / developers, the local bodies shall ensure the quality of the works done by the owners/ developers.
3. The local authority shall also ensure that the sub division for the land earmarked for road and land meant for public purposes such as Local body and TANGEDCO are properly carried out and transferred in favour of the local body/TANGEDCO concerned before issuing the final approval.
4. As envisaged under 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 to comply the said provisions.

5. If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000/- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference

7th cited above. The payment of charges shall be made under the following head of account.

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)”

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 12300.00 Sq.m (or) 3.04 Acres

No. of Plots : 74 (Including EWS Plots)

EWS Pots : 17 – 892.70 Sqm. - 10.14 %
(Plot No's. 33 - 37, 40 - 46, 51 - 54))

Gifted to Local Body by Gift Deed Document No. 2596/2025, Dated: 23.10.2025:

Park : 889.50 Sq.m. - 10.11%

Public Purpose : 47.00 Sq.m - 0.53 %

TANGEDCO Purpose : 49.00 Sq.m - 0.56 %

Layout Road : 3504.00 Sq.m - 28.49 %

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

Scrutiny Fee

: Rs.18450/- Date – 16.09.2025

Centage Charge

(Challan Number – 20250924034711)

: Rs.22,500/- Date – 24.10.2025

Display board Charge : Rs.10,000/- Date – 24.10.2025

Subdivision Charges : Rs.30,000/- Date – 24.10.2025

Development Charges : Rs.24,600/- Date – 24.10.2025

Armed Forces Flag Day Fund : Rs.10,000/- Date – 25.10.2025

To:

The President,
Adukkamparai Panchayat,
Kaniyambadi Panchayat Union,
Vellore Taluk/ District.

Copy to:

1. Tvl. A. Rupesh Kumar and 2 others,
D.No. 452/4, Kambhan Street, Pazhani Nagar,
Chitteri, Vellore – 632002.

2. Tasildar Concerned (Tamil Nilam)
Vellore Taluk,
Vellore District.

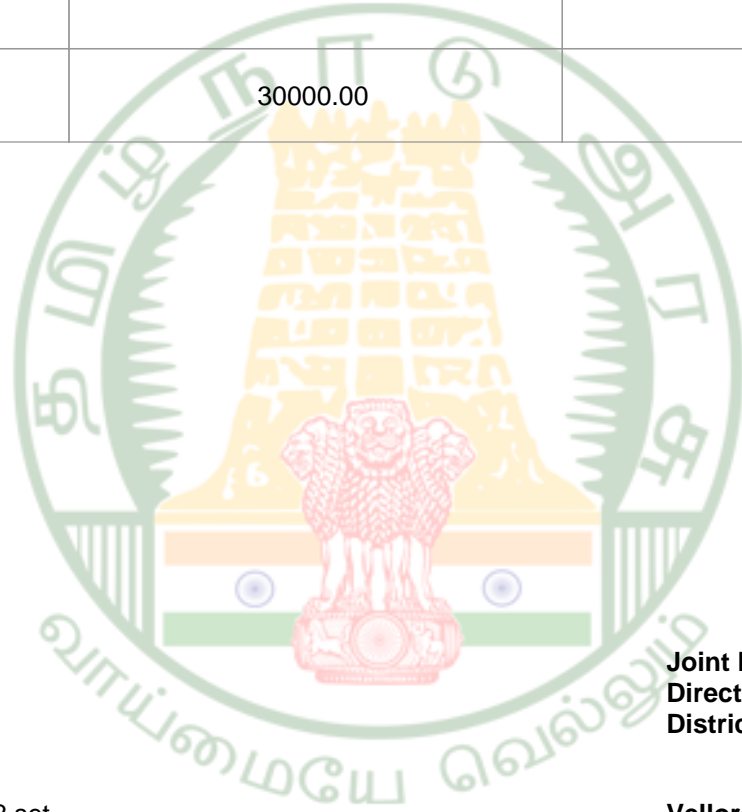
3. Tamil Nadu Real Estate Regularity Authority,
No. 1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,

Chennai – 600 008.

4. Sub Registrar,
Kaniyambadi Register Office, Vellore District.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	18450	16/09/2025
2	OSR Fee		
3	Centage Charges	22500.00	24/10/2025
4	Development Charges	24600.00	24/10/2025
5	Display Board Charges	10000.00	24/10/2025
6	Satellite town charge		
7	Sub Division Charge	30000.00	24/10/2025



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

Vellore District.

Enclosure

1.Layout original map and Condition – 2 set