

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

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

ROC No. VLR/NM9CKI8R/110/2023/TCP

Date : 30/12/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,  
Vallam Panchayat/Village,  
Kaniyambadi Panchayat Union  
Vellore Taluk,  
Vellore District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning Office, Vellore District - Vellore District – Vellore Taluk – Kaniyambadi Panchayat Union – Vallam Panchayat/Village – Comprised in Survey Number: 420/3A1A1A1A1A - Site extent: 0.39 acres (or) 1568.00 Sq.m – Technical Concurrence issued - forwarded for further action - Reg.

Ref : 1. Applicant's Thiru. V. G. Raja & 9 Others Online Application Form, Online Application Number: NM9CKI8R, Dated: 26.09.2023.  
2. The Joint Director, District Town and Country Planning Office, Vellore District had issued Road pattern through District Letter No. VLR/NM9CKI8R/110– 2023 on 07.11.2023.  
3. The Joint Director, Agricultural Department, Vellore District had issued Dry Land NOC through Letter No. A3/6149/2023 on 21.09.2023.  
4. Circular from The Director, Directorate of Town and Country Planning Office, Chennai Roc.No 19799/2020, Dated: 24.12.2020.  
5. Applicant's Thiru. V. G. Raja & 9 Others Letter, Gift deed (Local Body) document no: 2732/2023, Dated: 10.11.2023.  
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, the Directorate of Town and Country Planning Office, Chennai, Roc. No. 13686/2017/LA1, dated: 08.09.2017.  
13. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc No. 320/2022/TCP3, Dated: 07.01.2022.  
14. Applicant's Thiru. V. G. Raja & 9 Others Scrutiny Fee Receipt, Dated: 26.09.2023  
14. Demand payment Request Letter, dated: 07.11.2023 and 22.12.2023 requiring payment of OSR Fee, Centage Fee and Display Board Charges.  
15. Applicant's Thiru. V. G. Raja & 9 Others OSR Fee Receipt and Centage Fee and Display Board Payment Receipt, dated: 15.12.2023 and 26.12.2023.  
16. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019/TCP2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.  
17. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 7963/2022/TCP2, Dated: 11.04.2023.  
18. Circular from the Director, Directorate of Town and Country Planning Office, Chennai, Roc. No: 9611/2023-TCP5, dated: 25.04.2023.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Vellore District, Vellore Taluk, Kaniyambadi Panchayat Union, Vallam Panchayat/Village, Comprised in Survey Number: 420/3A1A1A1A1A which have a site extent of 0.39 acres (or) 1568.00 Sq.m.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 07.11.2023. Further the applicant Thiru. V. G. Raja & 9 Others has gift deed the road, road splay, Public Purpose & TANGEDCO Purpose areas has been handed over to The President, Vallam Panchayat Local body on 10.11.2023. 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. 106/2023 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 Tahsildar 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.
7. As per G.O: 18, the applicants have paid the Open Space Reservation Charges.

**ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN**

Site Extent : 0.39 Acres (or) 1568.00 Sq.m

No. of Plots : 5 Nos

Gifted over to Local Body :

Layout Road : 454.30 Sq.m - 28.97 %

Public Purpose - 1 : 9.00 Sq.m - 0.81 %

TANGEDCO Purpose : 9.00 Sq.m - 0.81 %

**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 applicants. After collecting the necessary fees, the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant 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 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 concerned local body must issue the final approval after transfer of earmarked road areas survey number, 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.

4. 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 plot. 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).

5. 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.

6. As per TNCDBR-2019 the following fee and charges are collected as follows:

|                       |                                     |
|-----------------------|-------------------------------------|
| Scrutiny Charges      | - Rs. 2352.00, Dated: 26.09.2023.   |
| OSR Charges           | - Rs. 176166.00, Dated: 15.12.2023. |
| Centage Charges       | - Rs. 2700, Dated: 26.12.2023.      |
| Display Board Charges | - Rs. 10000.00, Dated: 26.12.2023   |

Conditions:

1. The permission granted by the competent authority shall not mean responsibility or clearance as per TNCDBR 2019, Rule No.11 of the following aspects:
  - a) Title or ownership of the site or building, b) Easement Rights, c) The Registered Architect/Register Engineer/Structural Engineer shall be responsible for defects in the design of Structural Reports, Structural Drawing and Structural aspects, d) Workmanship, soundness of structure and materials use, e) Quality of building services and amenities the construction of building and f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.
2. Alteration of plot sizes, layouts of roads, dimensions, common allotment sizes and further subdivision of plots contrary to the map approved by the Town and country Planning Department shall not be done without the prior approval of the Town and Country Planning Department.
3. Corners of plot located at the junction of two roads should be laid with the splay shown on the approved map.
4. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before the fulfilment of the above two conditions.
5. Any plot shown on the approved map shall be used only for the construction of residential houses other than plots selected for public purposes. Also, only where the change of land use is requested, only those mentioned in the Residential Use mentioned in TNCDBR-2019 should be allowed by the local body only after obtaining the prior approval of the Town and country Planning Department.

6. If a low voltage/high voltage power line/telegraph line is laid through the layout, the line should be shifted to the edge of the road or as shown on the approved Layout plan.

7. The hollow portion of the layout should be raised to street level.

8. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters of the road boundary not exceeding 9.00 meters in succession.

9. The petitioner should obtain approval from the local authority concerned for the layout. Before constructing any buildings on the land in the subdivision, permission for each building must be obtained from the Town and country Planning Department and the local body.

10. a) Since only Technical Sanction has been given to the said layout by the Town and country Planning Department, if there is any problem regarding the right of land for the layout, the local body should consider and take a decision. b) When the said layout is approved by the local authority, a copy of the approval authority's presence action should be sent to this authority. Evidence of handing over of public spaces to the local body should also be attached.

11. Once permission is obtained from the petitioner Town and country Planning Department and approval of the layout plan from the local authority, the approved layout plan shall be permanently published at the location where the layout has been approved without any change/omission through a permanent information board at the entrance of the layout for public viewing and also clearly indicating the date and resolution number of the board of approval of the layout.

12. The land Ownership is considered as per the land title documents submitted by the petitioner. Therefore, it is also submitted that no right can be asserted on the ground that a layout has been approved for a place where there is no actual land Ownership.

13. If the proofs given regarding the land license and the documents submitted for consideration are known to be incorrect or if there is a situation where the planning permission/concurrence approval for the layout may be affected, Technical Sanction approval given to the layout will be cancelled by the Town and Country Planning department without any prior notice.

14. A copy of the plan approved by the Town and Country Planning department along with a copy of this order shall be compulsorily supplied to the purchasers while selling the plots for sale.

15. If any case is pending in the field numbers where the layout is situated, the approval given to the layout will be cancelled without any prior notice and action will be taken.

16. If any false or malpractices in the Documents Submitted by the applicant are found, the technical concurrence of the Layout approval would be cancelled by the Town and Country Planning department without prior intimation to the applicant.

17. If any part of the layout area is identified to be under Panjami land or condition patta in future at any cost, the technical concurrence will be cancelled by the Town and Country Planning department without prior intimation.

18. If any feature is found affecting the water bodies due to the issued technical concurrence under any circumstances, the same will be cancelled by the department without any intimation to the applicant.

Copy To:

1. Thiru. V. G. Raja & 9 Others,  
No: 245, Dharmaraja Koil Street,

Vallam Village,  
Vellore District-632311.



| S.No | Description of Charges | Amount   | Receipt No and Date |
|------|------------------------|----------|---------------------|
| 1    | Scrutiny fee           | 2352     | 26/09/2023          |
| 2    | OSR Fee                | 176166   | 15/12/2023          |
| 3    | Centage Charges        | 2700.00  | 26/12/2023          |
| 4    | Development Charges    |          |                     |
| 5    | Display Board Charges  | 10000.00 | 26/12/2023          |
| 6    | Satellite town charge  |          |                     |



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

Vellore District.

Enclosure

1.Layout original map and Condition – 2 set

Signature Not Verified

Signed by: Joint Director  
Location: Vellore  
Date:2023.12.30 09:49:02



வேலூர் மாவட்டம் / வட்டம், கணியம்பாடி ஊராட்சி ஒன்றியம், வல்லம் ஊராட்சி / கிராமம், சர்வே எண் :  
420/3A1A1A1A1A-ல் அமையும் குடியிருப்பு மனைப்பிரிவிற்கான தொழில்நுட்ப ஒப்புதல் வரைபடம்.

10% பூங்கா பொது ஒதுக்கீட்டுக்கு ஈடாக அரசின் வழிகாட்டி மதிப்பீட்டு கட்டணம் ரூ.1,76,166/- ஆனது 15.12.2023-ல் இணையதளத்தில் செலுத்தப்பட்டுள்ளது.

|                                               |                     |                      |                                                                                     |
|-----------------------------------------------|---------------------|----------------------|-------------------------------------------------------------------------------------|
| பொது உபயோகம் (PP)                             | : 9.00 ச.மீ.        | - 0.81 %             |  |
| TANGEDCO ஒதுக்கீடு                            | : 9.00 ச.மீ.        | - 0.81 %             |  |
| உத்தேச சாலை மற்றும் மூலை முடக்கு              | : 454.30 ச.மீ.      | - 28.97 %            |  |
| <b>உத்தேச சாலை</b>                            | <b>மூலை முடக்கு</b> | <b>கட்டிட வரம்பு</b> |                                                                                     |
| 7.20 மீ, 9.00 மீ (ம) 10.00 மீ அகல சாலைகளுக்கு | 1.50 மீ. x 1.50 மீ. | 1.50 மீ.             |                                                                                     |

1. இம்மனைப்பிரிவிற்கு உள்ளடங்கி இறுதி ஒப்புதல் அளிக்கும் முன் இடத்தினை எந்த துறையாலும் நில ஆர்ஜித நடவடிக்கை எடுக்கப்படவில்லை என்றும், எந்த துறைக்காகவும் நில ஆர்ஜிதப் பட்டியல் மாவட்ட வருவாய் அலுவலகத்திற்கு அனுப்பப்படவில்லை என்றும் தலைவர் உறுதி செய்து கொள்ள வேண்டும்.
2. அரசாணை எண் : 71, ஊ.வ.துறை நாள்: 16.06.2003 (அ) அரசாணை எண் : 134, ந.தி.ம) கு.வ.துறை, நாள்: 20.09.2002-ன்படி சாலைகள் ஒதுக்கீட்டினை உள்ளடங்கிக்கு மனுதாரரால் தானமாக ஒப்படைப்பு செய்யப்பட்டுள்ளது. மேற்படி அரசாணையினை தெரிவிக்கப்பட்டவாறு நில உரிமைக்கு உள்ளடங்கியே பொறுப்பு என்பதுடன் உள்ளடங்கியினால் வழங்கப்பட்ட நில உரிமை சான்றிதன் அடிப்படையிலேயே இம்மனைப்பிரிவிற்கு தொழில்நுட்ப ஒப்புதல் வழங்கப்படுகிறது.
3. நில உரிமை குறித்து வழங்கப்பட்ட சான்றுகள் மற்றும் பரிசீலனைக்கு சமர்ப்பிக்கப்பட்ட ஆவணங்கள் சரியானவையல்ல என்று அறியப்பட்டாலோ அல்லது மனைப்பிரிவிற்கு தொழில்நுட்ப ஒப்புதல் வழங்கியதால் பாதிப்பு ஏற்படக்கூடிய சூழ்நிலை ஏற்படின் மனைப்பிரிவிற்கு வழங்கப்பட்ட தொழில்நுட்ப ஒப்புதல் எவ்வித முன்னறிவிப்புமின்றி நகர் ஊரமைப்பு ஆணையர், சென்னை அவர்களால் ரத்து செய்யப்படும்.
4. விற்பனைக்குள்ளான மனைகள் விற்பனை செய்யும் போது இவ்வாணையின் நகலோடு நகர் ஊரமைப்பு துறையின் ஒப்புதல் அளிக்கப்பட்ட வரைபட நகல் மனை வாங்குபவர்களுக்கு கட்டாயம் வழங்கப்பட வேண்டும்.
5. ஒப்புதல் அளிக்கப்பட்ட மனைப்பிரிவு வரைபடத்தை எந்த வித மாற்றமின்றி மனைப்பிரிவு நுழைவாயிலில் 6'0" x 4'0" அளவிலான நிரந்தர தகவல் பலகை மூலம் பொதுமக்கள் பார்வைக்கு நிரந்தரமாக பிரகடிக்கப்பட வேண்டும்.
6. அரசாணை எண்.181, நாள்.09.12.2020-ல் குறிப்பிட்டுள்ள வழிகாட்டுதல்களை தவறாமல் அனுசரிக்கப்பட வேண்டும்.
7. மனுதாரர் மனைப்பிரிவில் அமைந்துள்ள உத்தேச சாலைகள், பூங்கா மற்றும் உள்ளடங்கிக்கு ஒப்படைப்பு செய்யப்பட்ட பகுதிகளை வருவாய் துறையின் உட்பிரிவு செய்த பின்னரே இறுதி ஒப்புதல் வழங்கப்படல் வேண்டும். மேலும், மனைப்பிரிவில் அமைந்துள்ள சாலைகள் அனைத்தும் அருகே அமைந்துள்ள இடத்திற்கு செல்லும் வகையில் பாதிப்பின்றி பராமரிக்கப்பட வேண்டும்.
8. உத்தேச மனையிடம் நிபந்தனைகளின் அடிப்படையில் வழங்கப்பட்ட பட்டா அல்லது பஞ்சமி நிலம் ஆகிய வகைப்பட்டில் ஒதுக்கப்பட்டிருப்பின் தங்களுக்கு வழங்கப்பட்ட அனுமதி எவ்வித முன்னறிவிப்புமின்றி இத்துறையால் ரத்து செய்யப்படும்.
9. மனைப்பிரிவுக்கு வழங்கப்பட்ட தொழில்நுட்ப ஒப்புதலால் நீர்நிலைகள் (வாய்க்கால், ஆறு, ஏரி) ஆகியவை பாதிக்கும் அம்சங்கள் ஏதும் அமையுமாயின் வழங்கப்பட்ட தொழில்நுட்ப ஒப்புதல் எவ்வித முன்னறிவிப்புமின்றி இத்துறையால் ரத்து செய்யப்படும்.
10. The Necessary Charges to be collected as per G.O.Ms.No.79, Housing & Urban Development (UD4(3) Department, Dt. 04.05.2017.

உதவி இயக்குநர் / இணை இயக்குநர் (கூ.பொ.),  
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,  
வேலூர் மாவட்டம்.

