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Layout Application - Final Approval Letter

Roc No: 8GILYMD1/2025/TCP

Date: 3/19/25 3:11 PM

From:

Village Panchayat

Jayankondan

To :

Thiru.Mohamed Nizamuddin Irfani,
No.148/316, T.T.K. Royapettai,
Chennai -600014

Online Application Number: 8GILYMD1

Sir/ Madam,

Sub :

With reference to the 1st letter cited, Applicants has requested for the approval of Residential layout in Villupuram District
, Gingee Taluk, Gingee Panchayat Union, Jayakondan
Panchayat & Village S.F.Nos:78/3B, 79/2B to an extent of 6.39 Acre or 25,865 Sq.m . The layout proposal received in this for
concurrence.
In continuation, with reference to the 2nd letter cited, Road pattern for Residential layout has been issued by the Villupuram
District office on 25.01.2025. Further the Applicant
Thiru.Mohamed Nizamuddin Irfani has gifted the road, road splay, Public Purpose & Park areas have handed over to the local
body vide Gift deed document No:401/2025, Dated:06.02.2025.
Hence, this Residential layout has been approved with the following conditions
Village Panchayat Resolution Number and Date - 48/2025 , 19.03.2025

Ref :

1) Applicant Thiru.Mohamed Nizamuddin Irfani,, The layout proposal received through online vide reference No: 8GILYMD1,
Dated : 31.12.2024.
2) District Town and country planning Office, Villupuram District Letter No. 8GILYMD1/2024/TCP. (Road pattern issued
date:25.01.2025)
3) Joint Director , Villupuram District, Agri NOC Letter No.C2/93/2024, Dated: 07.01.2025.

4) Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020,
Dated: 24.12.2020.
5) Applicant Thiru.Mohamed Nizamuddin Irfani,, Gift deed (Local Body) Document No. 401/2025, Dated: 06.02.2025.
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 WaterSupply, Dated:04.02.2019 and G.O (Ms) No: 16,
Department of Municipal Administration and Water Supply, dated: 31.01.2020.
9) G.O (Ms) No:141, Housing and Urban Development Department, Dated: 23.09.2020
10) G.O (Ms) No: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) Applicant Thiru.Mohamed Nizamuddin Irfani, Centage Charges & Developement Charges , Dated: 11.02.2025
15) Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2,
Dated: 14.10.2019.
Resolution Number : 48/2025 Dated: 19.03.2025

Body:

1) As per the condition, the layout has been approved and approved number issued as L.P/A.D.T.C.P (VD) No:34/2025. And
enclosed with 5 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.1(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 13th, it is requested to send the proceeding orders and maps to the concerned Tahsildhar to update in
Tamilnilam website.
Special Conditions
1) a) With reference to the 9th cited and 10th Government order, 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 Applicantss After collecting the necessary fees the final layout
sketch, permit of planning authority along with approval of Local
Body shall be issued to the Applicants(s) 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 Applicants (s)
directly, only after ensuring that the Applicants 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 concern local body must issue the final approval order after transfer of
earmarked road areas S.F.No sub-division in favour of
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 Applicants has requested to follow the

protocols as per instruction given by TNRERA.
4) As per G.O.(Ms)No: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.

Copy to:
1) Thiru.Mohamed Nizamuddin Irfani,
No.148/316, T.T.K. Royapettai,
Chennai -600014
2) Tahsildar,
Gingee Taluk,
Villupuram.
3) Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.
4) Assistant Director,
Survey & Land Records,
Villupuram District.

Village

Signature valid

Signed by: Village Panchayat President
Location:Vilupuram
Date:2025.03.19 15:11:54



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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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Chennai, India

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