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Town and Country Planning Department(Planning Permission)

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

ROC No. HXDFM8NS / 2024 / TCP-8/2024/TCP

Date : 16/12/2024

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,
Kugayanallore Panchayat,
Katpadi Panchayat Union,
Katpadi Taluk, Vellore District.

Sir/ Madam,

Sub : Residential Layout - Office of the Joint Director of Town and country planning, Vellore District – Katpadi Panchayat Union, Kugayanallore Village, S.No's. 360/2A2 & 361/1A2 of Katpadi Taluk, Vellore District - extent of 1.59 acre (6450.00 Sqm) - Technical clearance issued - Forwarded for further action - Reg.

Ref : 1. Applicants Thiru. BOBBY BENADICT Letter, Dated: 25.06.2024.

2. Joint Director (i/c), District Town and country planning Office, Vellore District letter dated: 29.08.2024. (Forwarded to Head Office).

3. The Director of Town and Country Planning, Chennai Letter No. HXDFM8NS / 2024 / TCP-8 (Road pattern issued on dated: 05.10.2024)

4. Joint Director of Agricultural Department, Noc No. A3/2803/2024, dated. 15.05.2024.

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

6. Applicants Thiru. BOBBY BENADICT Letter, Dated: 21.11.2024. (Gift deed document no. 10078/2024, dt. 11.11.2024).

7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.

8. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

9. 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.

10. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.

11. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.

12. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

13. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.

14. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.

15. Demand payment Request Letter, Dated: 02.12.2024. (requiring payment of Centage Fee, Display Board Fee

etc.,).

16. Applicants Thiru. BOBBY BENADICT Letter, Dated: 11.12.2024. (Payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).

17. 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, Katpadi Taluk, Katpadi Panchayat union,
Kugayanallore Panchayat / Village, S.No's. 360/2A2 & 361/1A2 to an extent of 1.59 acre (6450.00 Sqm) forwarded to Director of Town and Country Planning for
concurrence.
In the continuation, with reference to the 3nd cited letter, road pattern for residential layout has been issued by the directorate on 05.10.2024. Further the applicant
Thiru. BOBBY BENADICT has gift deed the park area, road, road splay, Public Purpose & TANGEDCO Purpose areas has been handed over to The President,
Kugayanallore Panchayat Local body by Gift Deed Document No. 10078/2024, dt. 11.11.2024 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. 119/2024 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 : 1.59 Acres (or) 6450.00 Sq.m

No. of Plots : 21

Buffer Zone provided should be maintained as it is at site.

Gifted over to Local Body :
Layout Road : 1534.03 Sq.m - 23.78 %

Park Area : 494.42 Sq.m - 10.06 %

Public Purpose : 35.26 Sq.m - 0.59 %

TANGEDCO Purpose : 28.94 Sq.m - 0.54 %

Copy to,
Thiru.C.Bobby Benedict,
No.2, 13th East Cross Road,
Gandhi Nagar, Vellore-632006.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	9652	25/06/2024
2	OSR Fee		
3	Centage Charges	7500.00	11/12/2024
4	Development Charges	12900.00	11/12/2024
5	Display Board Charges	10000.00	11/12/2024
6	Satellite town charge		
7	Sub Division Charge	10000.00	11/12/2024

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

Vellore District.

Enclosure

1.Layout original map and Condition – 2 set

our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

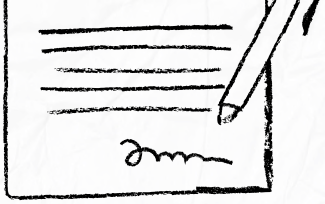
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

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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