

## Town and Country Planning Department(Planning Permission)

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

ROC No. VLR / BR3JYAQQ / 009 – 2022 / 2022 / TCP

Date : 14/06/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

Thiru.LICKMICHAND,  
NO: 5/3, KASI CHETTY STREET  
Ambur,  
Tirupattur,635802

Sir/ Madam,

Sub : Residential Layout - Office of the Joint Director of Town and country planning, Vellore District – Katpadi Panchayat Union, Kandipedu Village, S.Nos. 355/1, 2, 3, 4; 356/1, 2, 3, 4; 357/2A1, 3A1, 3A1B, 3B, 3C; 377/2B & 378/2 of Katpadi Taluk, Vellore District - extent of 8.61 acre - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Thiru. C. Licmichand Letter, Dated: 28.07.2022.  
2.District Town and country planning Office, Vellore District Letter No.VLR / BR3JYAQQ / 009-2022. (Road pattern issued on dated: 07.09.2022).  
3. Joint Director of Agricultural Department, Noc No. A3/5879/2022, dated. 25.08.2022.  
4.Circular from the Director of Town and Country Planning, Roc.No.19799 / 2020, Dated: 24.12.2020  
5.Applicants Thiru. C. Licmichand Letter, Dated: 01.06.2023. (Gift deed document no. 4601/2023, dt. 12.05.2023 and 5010/2023, dt. 29.05.2023).  
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 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: 02.06.2023. (requiring payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).  
15.Applicants Thiru. C. Licmichand Letter, Dated: 08.06.2023. (Payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).  
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, Katpadi Taluk / Panchayat Union, Kandipedu Panchayat / Village, S.Nos. 355/1, 2, 3, 4;

356/1, 2, 3, 4; 357/2A1, 3A1, 3A1B, 3B, 3C; 377/2B & 378/2 to an extent of 8.61 acres forwarded to Director of Town and Country Planning for concurrence.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 07.09.2022. Further the applicant Thiru. C. Licmichand has gift deed the road, road splay and park areas has been handed over to the Katpadi Panchayat Union local body on 12.05.2023 and to TANGEDCO on 29.05.2023.

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. 46/2023 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 13th, it is requested to send the proceeding orders and maps to the concerned Thasilidhar to update in Tamilnilam website Special Conditions

#### 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(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 applicant (s) 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 concern local body must issue the final approval After transfer of earmarked road, park areas S.F. No 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 plots. 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

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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.

#### ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 8.61 Acres (or) 34839.00 Sq.m

No. of Plots : 152 (Including EWS Plots)

EWS Plots : 40 Nos - 2342.00 Sq.m - 10.04%  
(Plot Nos. 63-74,97-104, 106-118,145-151)

Shop : 1 No. - 283.70 Sqm. - 0.81%

Gifted over to Local Body :

Park - 1 : 1998.70 Sq.m

Park - 2 : 365.60 Sq.m

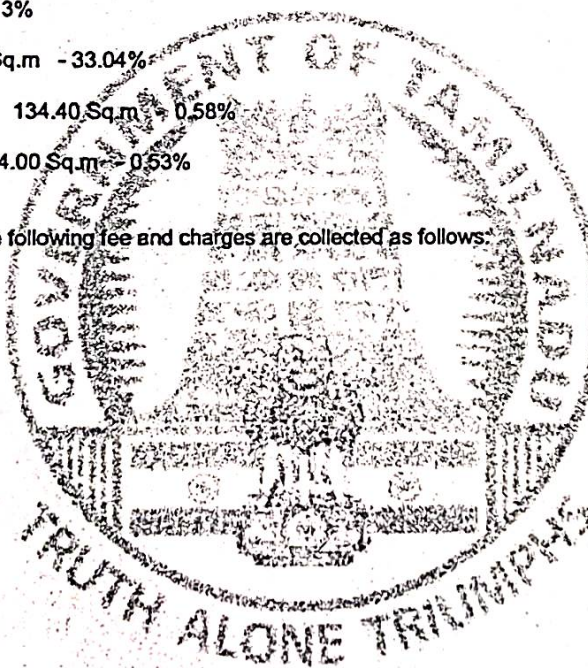
2364.30 Sqm. - 10.13%

Layout Road : 11512.00 Sq.m - 33.04%

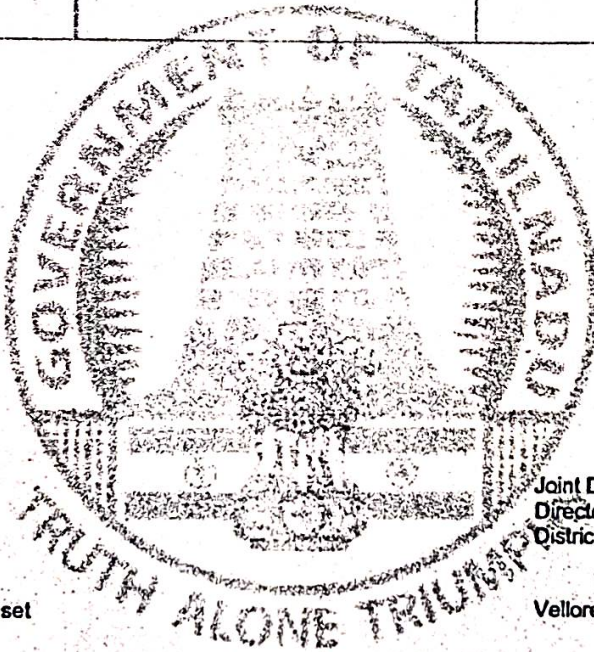
Public Purpose - 1 : 134.40 Sq.m - 0.58%

TANGEDCO Purpose : 124.00 Sq.m - 0.53%

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



| S. No | Description of Charges | Amount   | Receipt No and Date |
|-------|------------------------|----------|---------------------|
| 1     | Scrutiny fee           | 52234    | 12/01/0034          |
| 2     | OSR Fee                |          |                     |
| 3     | Centage Charges        | 46500.00 | 08/06/2023          |
| 4     | Development Charges    |          |                     |
| 5     | Display Board Charges  | 10000.00 | 08/06/2023          |
| 6     | Satellite town charge  |          |                     |



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

Enclosure

1. Layout original map and Condition – 2 set

Vellore District.

Document certified by Sekaran M.

Signed by: Joint Director  
Location: Vellore  
Date: 2023.06.14 21:15:32



அனுப்புநர்

ஆ.ஏழுமலை, எம்.இ., எம்.ஏ.(யோகா),  
உதவி இயக்குநர் / இணை இயக்குநர் (மு.கூ.பொ.),  
வேலூர் மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,  
2-வது தளம், முன்னாள் படைவீரர் மைய வளாகம்,  
கோட்டை சுற்று சாலை, பெரியார் பூங்கா எதிரில்,  
வேலூர் - 632 001.  
தொலைபேசி - 0416-2225344.  
E mail : [ddtcpv1r9@gmail.com](mailto:ddtcpv1r9@gmail.com)

பெறுநர்

திரு. C. லிக்மி சந்த் சிங்வி,  
க.எண். 5/3, காசி செட்டி தெரு,  
ஆம்பூர் வட்டம்,  
திருப்பத்தூர் - 635802.

ஒ.மு.எண்.571/2024/வே.மா3

நாள்02.04.2024.

பொருள் : குடியிருப்பு மனைப்பிரிவு - மாவட்ட நகர் ஊரமைப்பு அலுவலகம் - வேலூர் மாவட்டம், காட்பாடி வட்டம் / ஊராட்சி ஒன்றியம், கண்டிப்பேடு ஊராட்சி / கிராமம், சர்வே எண்கள். 355/1, 355/2, 355/3, 355/4, 356/1, 356/2, 356/3, 357/2A1, 357/3A1B, 357/3B, 357/3C, 377/2B & 378/2-ல் 8.61 ஏக்கர் பரப்பு கொண்ட மனைபிடத்தில் அமைந்துள்ள குடியிருப்பு மனைப்பிரிவின்கு தொழில்நுட்ப ஒப்புதல் வழங்கப்பட்டது - சர்வே எண். 357/3A1 தவறுதலாக குறிப்பிடப்பட்டுள்ளது - திருத்தி வாசிக்க தெரிவித்தல் - தொடர்பாக.

பார்வை : 1. மனுதாரர் திரு.C.லிக்மி சந்த் சிங்வி அவர்களின் கடிதம் நாள்.21.03.2024.  
2. இவ்வலுவலக உத்தரவு கடிதம் VLR/BR3JYAQQ/009-2022, நாள்.14.06.2023.

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மேற்காண் பொருள் குறித்து பார்வை 2-ல் காணும் இவ்வலுவலக உத்தரவு கடிதத்தில் வேலூர் மாவட்டம், காட்பாடி வட்டம் / ஊராட்சி ஒன்றியம், கண்டிப்பேடு ஊராட்சி / கிராமம், சர்வே எண்கள். 355/1, 355/2, 355/3, 355/4, 356/1, 356/2, 356/3, 357/2A1, 357/3A1B, 357/3B, 357/3C, 377/2B & 378/2-ல் 8.61 ஏக்கர் பரப்பில் அமைந்துள்ள மனைப்பிரிவினை ம.வ./மா.ந.ஊ.அ.(வே.மா.) எண். 46/2023 என எண்ணிடப்பட்டு ஒப்புதல் வழங்கப்பட்டுள்ளது. அவ்வுத்தரவு மற்றும் வரைபடங்களில் சர்வே எண். 357/3A1-ஆனது தவறுதலாக கூடுதலாக சேர்க்கப்பட்டுள்ளதனை திருத்தம் செய்து உத்தரவு வழங்குமாறு பார்வை 1-ல் காணும் கடிதத்தில் கோரப்பட்டுள்ளது. கோரிக்கை பரிசீலிக்கப்பட்டது, அதன்படி கீழ்காணும் உத்தரவு வழங்கப்படுகிறது.

பார்வை 2-ல் சுட்டிய உத்தரவு மற்றும் அதன் இணைப்பாக உள்ள வரைபடம் ஆகியவற்றில் வேலூர் மாவட்டம், காட்பாடி வட்டம் / ஊராட்சி ஒன்றியம், கண்டிப்பேடு ஊராட்சி / கிராமத்தில் அமைந்துள்ள மனைப்பிரிவில் சர்வே எண். 357/3A1-ஐ விடுத்து சர்வே எண்கள். 355/1, 355/2, 355/3, 355/4, 356/1, 356/2, 356/3, 357/2A1, 357/3A1B, 357/3B, 357/3C, 377/2B & 378/2 என திருத்தி வாசித்துக்கொள்ளுமாறு இதன் மூலம் தெரிவிக்கப்படுகிறது.

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

நகல் :

✓ THE CHAIR PERSON,  
Tamil Nadu Real Estate Regulatory  
Authority, CMDA Tower - II, 1<sup>st</sup> Floor, No. 1A,  
Gandhi Irwin Bridge Road, Egmore, Chennai - 600 008.

03/04/24

17/4/24

From

Singhvi properties

C. Lickmichand (Managing Director)

No. 5/3, Kasi chetty street,

Ambur

Tirupathur District - 635802

To

TNRERA

No-1, Gandhi Iymin Road

Egmore, Chennai - 8

Dear Sir,

SUB : The Elimination of S.F.No. 357/3A1. - Reg.

Sir, I have Submitted the online application in TNRERA to get a Layout approval. (ONLINE APPLICATION NO : TNRERA/PLF/0651/2024). In the name of Singhvi properties at 11.3.24. The DTCP approval planning permission & the layout approval has issued by Joint-Director T&CP - Vellore. (14.6.23) (R.O.C. NO. VLR/BR3JXAQQ/009-22/24). By Clerical Mistake the S.F.No. 357/3A1 has included in the DTCP Planning Permission. NOW, The S.F.No. 357/3A1 has eliminated by J.D. & T&CP - Vellore. and Send the letter to the Chair person TNRERA on 03/4/24 L.No: 571/2024. So kindly accept the request and give the layout approval to the project

Yours faithfully

C. Lickmichand