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Layout Application - Final Approval Letter

Roc No: 9YTG7F2Y/2025/TCP

Date: 4/22/25 9:42 AM

From:

Village Panchayat

Rettanai

To :

1) Block Developement Officer,

Mailam panchayat union,

tindivanam Taluk, Villupuram District.

Online Application Number: 9YTG7F2Y

2) Tahsildar ,

Tindivanam Taluk ,

Villupuram.

3) Tamil Nadu Real Estate Regulatory Authority (TNRERA),

No.1A, 1st Floor,

Gandhi Irwin Bridge Road,

Egmore, Chennai - 600 008.

4) Sub-Registrar,

Mailam Sub- Registrar Office,

Villupuram District.

5) Assistant Director, Survey & Land Records,

Villupuram District.

Sir/ Madam,

Sub :

Residential layout in Villupuram District , Tindivanam Taluk, Mailam Panchayat Union, Rettanai Panchayat & Rettanai West Village S.F.Nos:282/1, 282/2, 282/3, 282/4 & 288/15 to an extent of 0.97 Acre or 3901 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 21.03.2025. Further the Applicant Thiru Nirmal Kumar S, has gifted the road, road splay & Public Purpose areas have handed over to the local body vide Gift deed document No: 854/2025,Dated: 24.03.2025.

Hence, planning permission for Residential layout has been issued by the Villupuram District office on 28.03.2025.

Local body on Dated: 17.04.2025. this residential layout has been approved with Village Panchayat Resolution No. 06/2025, Dated 16.04.2025 with below conditions.

Ref :

1) Applicant Thiru Nirmal Kumar S, The layout proposal received through online vide reference No: 9YTG7F2Y, Dated: 18.03.2025

2) District Town and country planning Office, Villupuram District Letter No. 9YTG7F2Y /2025/TCP. (Road pattern issued date:21.03.2025)

3) Joint Director , Villupuram District, Agri NOC Letter No.C2/2842/2024, Dated:20.03.2025

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

5) Applicant Thiru Nirmal Kumar S, Gift deed (Local Body) Document No. 854/2025,Dated: 24.03.2025

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 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 Nirmal Kumar S, OSR Charges Dated.26.02.2025, Centage Charges & Developement Charges , Dated: 28.03.2025.

15) Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

16) Village Panchayat Resolution No 06/2025 , Dated 16.04.2025

17) Local Body Demand Collected, Dated 15.04.2025

Body:

1. Alteration of plot sizes, road pattern, sizes, dimensions of public reservations and further subdivision of the plotcontrary to the Layout Plan approved by the Town and Country Planning department and Local Body shall not be done without the prior approval of the District Town and Country Planning department and Local Body.

2. The corners of the plots located at the junction of two roads should be laid with the splay as shown on the approved Layout Plan.

3. No plot shall be sold, leased or transferred in any other means or to build to build any construction on any plot before conforms to the above two conditions.

4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for public purposes. Also, only in those places where the change is plot land

use is requested those developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior concurrence of the town and country department.

5. If a low tension / high tension powerline / telegraph line is present through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout Plan.

6. The low laying part of the layout area should be raised to street level

7. On all streets exceeding 7.2 meters in width, shading type trees shall be planted in symmetrical type within 1.00 meters from boundary and not more than 9.00 meters in length, of the road.

8. The applicant must obtain final approval regarding the plots/ Layout from the concerned Local Body.

Also, before constructing any buildings in the plots, the applicant should be obtained necessary permissionfrom the Town and Country Planning dept or the Local Body Office concerned.

9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any problem arises regarding the ownership of land for the plot, it should be considered and decided by the local body.

b) When the said plots are approved by the Local Body, a copy of the approval should be sent Body:

to this office, along with a copy of certificate / Acknowledgement (gift deed document) of handover of the public open spaces to the local body concerned

10. Once the applicant receives the approval of the layout plan from the district Town and country planning office, the approved layout plan shall be permanently displayed at the entrance of the layout without any change / and compete details for public view through a 60 x 120cm permanent display board along with the details of resolution number and date of the layout.

11. The Land ownership is considered as per the land ownership documents submitted by the applicant.

Therefore, it is also submitted that no right can be asserted on the ground that layout has been approved where there is no actual title to the land.

12. If the Documents provided for the land ownership and others documents submitted for consideration

are found to be incorrect or if there is a situation where the Planning Permission / Concurrence approval for the plot might be affected, the planning permission/ concurrence granted to the layout will be cancelled by the District Town and Country Planning department and Local Body without any prior notice.

13. A copy of the plan approved by the District Town and Country Planning Department along with a copy of this order shall be compulsorily provided to the purchasers while the plots are sold.

Village

Signature valid

Signed by: Village Panchayat President
Location:Vilupuram
Date:2025.04.22 09:42:41



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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

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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