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Layout Application - Final Approval Letter

Roc No: 27/2024

Date: 10/10/24 5:44 PM

From:

Village Panchayat

VEERAMOOR

To :

M.Paraman
No.145/2, Mettu Street,
Veeramur Village,
Villupuram -605402

Online Application Number: JRIFS4FY

Sir/ Madam,

Sub :

Residential Layout - Office of the Panchayat President– Villupuram District / Taluk - Kanai Panchayat Union – Veeramur Panchayat / Village- S.F.No. 136/7, 136/8, 136/9 to an extent of 2.137 Acres (or) 8650 Sqm – Technical
clearance issued - forwarded for further action – Reg.

Ref :

1. Applicant Thiru.M.Paraman, Online Reference No. JRIFS4FY dated: 22.08.2024.
2. District Town and country planning Office, Villupuram District Letter No. : JRIFS4FY/2024/TCP. (Road pattern issued on:
11.09.2024).
3. Joint Director, Agricultural Department, Villupuram District, Letter No.C2/6294/2024 Dated: 21.06.2024.
4. Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020, Dated: 24.12.2020.
5. Applicant Thiru.M.Paraman, Gift deed (Local Body) Document No. 1976/2024 Dated: 26.09.2024.
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. Applicants Thiru.M.Paraman, Letter Dated: 03.10.2024 (Centage Fee).
15. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
16. G.O.(Ms) No.58, Housing and Urban Development Department, dated:05.03.2024.
17. Revenue Tahsildar, Villupuram Taluk letter No:B3/4135/2024 Dated:16.08.2024.
18. Local Body Resolution No.27/2024, Dated. 09.10.2024
19. Local Body Demand Payment Dated. 10.10.2024
20. Land Conversion Charges Challan No. 20241010032512, Dated.10.10.2024.

Body:

With reference to the 1st letter cited, Applicant has requested for the approval of Residential layout in Villupuram District /
Taluk, Kanai Panchayat Union, Veeramur Panchayat / Village,
S.F.No. 136/7, 136/8, 136/9 to an extent of 2.137 Acres (or) 8650 Sqm forwarded from Cuddalore District Town and Country Planning for
Final Approval.

In continuation, with reference to the 2nd letter cited, Road pattern for Residential layout has been issued by the
Villupuram District office on 11.09.2024. Further the applicant
Thiru.M.Paraman has gifted the road, road splay areas, public purposes areas have handed over to the local body vide Gift deed
document No. 1976/2024 Dated: 26.09.2024. Hence, this
Residential layout has been approved with the following conditions.

1. As per the condition, the layout has been approved and approved number issued as L.P/A.D.T.C.P (VD) No.209/2024. And
enclosed with 5 set of original maps and gift deed
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(a).
3. After the approval of the local body. It is requested to send the approved residential layout map to the concerned Registration
department and survey and land record 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.
6. Based on the G.O. in the reference 16th cited & NOC letter in the reference 17th cited, proposed layout has been approved.
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 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 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 applicant has requested to
follow the protocols as per instruction given by TNRERA.

Copy to

1. Block Development Officer,
Kanai Block,
Villupuram District.

2.Thiru.M.Paraman,
No.145/2, Mettu street,
Veeramur Village,
Villupuram District -605 402.

3.Tahsildar,
Villupuram Taluk
Villupuram.

4.Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.

5. Sub-Registrar,
Anniyur Registrar Office,
Villupuram.

6.Assistant Director,
Survey and Land Records,
Villupuram District.

Village

Signature valid

Signed by: Village Panchayat President
Location:Vilupuram
Date:2024.10.10 17:44:08



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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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