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Layout Application - Final Approval Letter

Roc No: 02/2025 Date: 1/11/25 9:48 AM

From:

Village Panchayat

Padiyambakkam

To :

Mr. M. K. Faizal,
No. G-127, First main road,
Anna Nagar East, Aminjikarai,
Chennai-600102

Online Application Number: DEDYUGL8

Sir/ Madam,

Sub :

Residential Layout in Non-Planning Area (Village Panchayat) - District Town and Country Planning Office, Ranipet District –
Ranipet District – Walajah Taluk – Walajah Panchayat Union – Thagarakuppam Panchayat and Sengadu Village of Survey
Numbers: 224/3B2A1, 224/3A2A1, 226/3A1, 226/3B1A1, 226/3B1E and Padiyampakkam Village/Panchayat of Survey Numbers:
276/1B1 and 276/4 - Site Extent: 9300.00 Sq.m or 2.298 Acres

Ref :

1. On 01.10.2024, Applicant Mr. M. K. Faizal Online Application Form was received through Online Application Number:
DEDYUGL8.
2. The Assistant Director, District Town and Country Planning Office, Ranipet District had issued Road pattern through
District Letter No: RPT/DEDYUGL8/35356/2024/TCP on 23.10.2024.
3. The Joint Director(i/c), Agricultural Department, Ranipet District had issued Dry Land NOC through Letter No.
A2/5444/2024 on 05.10.2024.
4. Circular from The Director, Directorate of Town and Country Planning Office, Chennai Roc. No 19799/2020, Dated:
24.12.2020.
5. Applicant Mr. M. K. Faizal Letter, Gift deed (Local Body) document no: 5809/2024, Dated: 25.10.2024.

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, the Directorate of Town and Country Planning Office, Chennai, Roc. No.
13686/2017/LA1, dated: 08.09.2017.
13. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc No. 320/2022/TCP3,
Dated: 07.01.2022.
14. Applicant Mr. M. K. Faizal Scrutiny Fee Receipt, Dated: 01.10.2024.
15. Applicant Mr. M. K. Faizal Demand Payment Request Letter from DTCP, dated: 28.10.2024
Ref :
16. Applicant Mr. M. K. Faizal Centage Fee, Development Charge and Display Board Payment Receipt, dated: 29.10.2024.
17. G.O. (Ms). No. 58, Housing and Urban Development [UD4(1)] Department, dated: 05.03.2024.
18. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2,
Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.
19. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 7963/2022/TCP2,
Dated: 11.04.2023.
20. Circular from the Director, Directorate of Town and Country Planning Office, Chennai, Roc. No: 9611/2023-TCP5, dated:
25.04.2023.
21. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2,
Dated: 05.02.2020.
22. G.O. (Ms). No. 53, Housing and Urban Development [UD4(1)] Department, dated: 28.02.2024.
With reference to the 1st Cited letter, applicant has requested for the approval of layout in the Ranipet District, Walajah
Taluk, Walajah Panchayat Union, Thagarakuppam Panchayat and Sengadu Village of Survey Numbers: 224/3B2A1,
224/3A2A1, 226/3A1, 226/3B1A1, 226/3B1E and Padiyampakkam Village/Panchayat of Survey Numbers: 276/1B1 and
276/4 with an extent of 9300.00 Sq.m or 2.298 Acres.

Body:

1. As per the condition, the layout has been approved and approved number issued as L.P. / D.T.C.P. (RPT) No. 108/2024
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.10 (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 for appropriate action.
4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders to this office.
5. As per circular cited in 12th, it is requested to send the proceeding orders and maps to the concerned Tahsildar 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.
7. As per the G.O. (Ms). No. 18, the applicant has allocated the land for the Open Space Reservation Area.
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 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 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 concerned local body must issue the final approval after
transfer of earmarked road areas survey number, 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 plot. 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 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.
6. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee - Rs. 13950.00, Dated: 01.10.2024.
Centage Fee - Rs. 15000.00, Dated: 29.10.2024.
Display Board Charges – Rs. 10000.00, Dated: 29.10.2024.
Development Charges - Rs. 10000.00, Dated: 29.10.2024.
7. in-case of non-planned area rule 3 it
has been requested to collect Rs.1000 as scrutiny fee for each plot.
1. Padiyambakkam VP: Transaction ID: 9e06c386-c0f8-4d82-b867-f28f6255f468, Dt: 27/12/2024 - Rs. 22500.00
2. Mottur VP: Refference no: CIUBH24362034990, Dt: 27.12.2024 - Rs. 19000.00
8. 3% Market Land Value as Land conversation charges.
E-Challan Number: 20250106010744, Dt: 06.01.2025- Rs. 55200.00

Village



Signature valid

Signed by: Village Panchayat President
Location:Ranipet
Date:2025.01.11 09:48:07



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