Town and Country Planning Department(Planning Permission)

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

ROC No. TY0QIH45/2025/TCP Date : 13/10/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

President,
Veppankuppam Village / Panchayat,
Anaicut Panchayat Union,
Anaicut Taluk,
Vellore District.

Sir/ Madam,

Sub : Residential Layout - Office of the Joint Director of Town and country planning, Vellore District – Anaicut Panchayat Union, Veppankuppam Village / Panchayat, S.F.No's. 22/2B of Anaicut Taluk, Vellore District - extent of 1350.00 sqm 0.33 acre - Technical clearance issued - Forwarded for further action - Reg.

Ref : 1. Applicants Thiru.V.GOPIKRISHNAN AND V.JEEVA, Letter, Dated: 12.09.2025.

2. District Town and country planning Office, Vellore District Letter No. VLR / TY0QIH45/ 083 - 2025 (Road pattern issued on dated: 30.09.2025).

3. Joint Director Agriculture department, Vellore Letter No. A3/5918/2025 Dated: 17.09.2025

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

5. Applicants Thiru. V.GOPIKRISHNAN AND V.JEEVA, Dated: 06.10.2025. (Gift deed document no. 2127/ 2025, dt. 30.09.2025.)
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: 06.10.2025. (requesting payment of Centage Fee, Display Board Fee etc.,).

15. Applicants Thiru. V.GOPIKRISHNAN AND V.JEEVA, Dated: 06.10.2025. (Payment of Centage Fee, Display Board

Fee etc.,).

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, Anaicut Panchayat Union, Veppankuppam Village
/ Panchayat, S.F.No's. 22/2B of Anaicut Taluk, Vellore District - extent of 1350.00 sqm 0.33 acre).
In the continuation, with reference to the 3rd cited letter, road pattern for residential layout has been issued by the directorate on 30.09.2025. Further the applicant
Thiru.V.GOPIKRISHNAN AND V.JEEVA has gift deed the road, road splay, Public Purpose & TANGEDCO Purpose areas has been handed over to President,
Veppankuppam Village / Panchayat Local body by Gift Deed Document No. 2127/ 2025, dt. 30.09.2025 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. 75/2025 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 : 0.33 Acres (or 1350.00 Sq.m)
No. of Plots : 6
Gifted over to Local Body :
Layout Road : 605.71 Sq.m - 0.45 %
Public Purpose : 9.30 Sq.m - 1.25 %
TANGEDCO Purpose : 9.00 Sq.m - 1.21 %

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)"
7. The fees/charges collected from the applicant are as follows:
Scrutiny Fee
: Rs.2025/- Date – 12.09.2025
OSR Charge
(Challan Number – 20251006009506) : Rs.6,696/- Date –07.10.2025
Centage Charge
(Challan Number – 20250924034711) : Rs.2,700/- Date – 07.10.2025
Display board Charge : Rs.10,000/- Date – 06.10.2025
Subdivision Charges : Rs.3,600/- Date – 06.10.2025
Development Charges : Rs.2,700/- Date – 06.10.2025

Armed Forces Flag Day Fund : Rs.3,000/- Date – 06.10.2025

To:
President,
Veppankuppam Village / Panchayat,
Anaicut Panchayat Union,
Anaicut Taluk,
Vellore District.

Copy to:
Thiru. V.GOPIKRISHNAN AND V.JEEVA,
No. 175, Kumar Street, Melpallipattu,
Anaicut Taluk, Vellore-632 104.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	2025	12/09/2025
2	OSR Fee		
3	Centage Charges	2700.00	06/10/2025
4	Development Charges	2700.00	06/10/2025
5	Display Board Charges	10000.00	06/10/2025
6	Satellite town charge		
7	Sub Division Charge	3600.00	06/10/2025

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

Vellore District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Joint Director
Location:Vellore
Date:2025.10.13 20:39:30