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Town and Country Planning Department(Planning Permission)

56 A, Govt Hospital Road, Villupuram

ROC No. BPAHCE20/2024/TCP Date : 07/02/2024

From:

Joint Director / Deputy Director / Assistant Director

56 A, Govt Hospital Road, Villupuram

To :

The Commissioner ,
Tindivanam Municipality,
Tindivanam Taluk,
Villupuram District.

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of Town and Country Planning - Villupuram District - - Tindivanam Taluk - Tindivanam Municipality- Kaveripakkam Village - Ward- E, Block-11, T.S.No:1/7A, 1/8, 1/9, 1/12, 1/30 and Ward- E, Block-12, T.S.No:30/3 to an extent of 2.33 Acre or 9,440 Sq.m– Technical clearance issued- forwarded for further action – Reg.

Ref : 1) Applicants Tvl. S.Piraiyon & T.Venkatesan, Online Reference No. BPAHCE20, Dated:05.12.2023
2) District Town and country planning Office, Villupuram District Letter No. BPAHCE20/2023/TCP. (Road pattern issued on 23.01.2024)
3) Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020, Dated:24.12.2020
4) Applicants Tvl. S.Piraiyon & T.Venkatesan, Gift deed (Local Body) Document No. 208/2024 Dated: 29.01.2024.
5) G.O(Ms) No:138, Housing and Urban Development Department, Dated: 04.06.2004
6) Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
7) G.O(Ms) No:18, Department of Municipal Administration and WaterSupply, Dated:04.02.2019 and G.O (Ms) No: 16, Department of Municipal
Administration and Water Supply, dated: 31.01.2020.
8) G.O (Ms) No:141, Housing and Urban Development Department, Dated: 23.09.2020
9) G.O (Ms) No:181, Housing and Urban Development Department, Dated: 09.12.2020
10) Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11) Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, dated: 08.09.2017.
12) Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022.
13) Applicants Tvl. S.Piraiyon & T.Venkatesan Letter, OSR Fees Dated: 30.01.2024 & Centage Fees, Dated: 06.02.2024.

With reference to the 1st letter cited, Applicants has requested for the approval of Residential layout in, Villupuram District, Tindivanam
Taluk, Tindivanam Municipality – Kaveripakkam Village,S.F.No: Ward- E, Block-11, T.S.No:1/7A, 1/8, 1/9, 1/12, 1/30 and Ward- E, Block-12,
T.S.No:30/3 to an extent of 2.33 Acre or 9,440 Sq.m. The layout proposal received in this office 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 23.01.2024. Further the Applicants Tvl. S.Piraiyon & T.Venkatesan has gifted the road, road splay & Public Purpose areas have
handed over to the local body vide Gift deed document No: 208/2024, Dated: 29.01.2024. 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:19/2024. And enclosed with 5
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.1(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 Tahsildhar to update in Tamilnilam
website.
Special Conditions
1) a) With reference to the 8th cited and 9th 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 Applicant 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 s (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 10th cited and 11th 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.
4) According to the Circular No. 12544/14 /Spl.cell 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
entitlement to development is verified in the documents submitted with the Applicant 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.
5) As per TNCDBR-2019 the following fee and charges are collected as follows:

Copy to:

1) Tvl. S. Piraiyon & T.Venkatesan
No:12, Kurinji Nagar
Sellankuppam,
Cuddalore- 607 003.

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) Assistant Director,
Survey & Land Records,
Villupuram District.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	14870	05/12/2023
2	OSR Fee	67430	30/01/2024
3	Centage Charges	17400.00	06/02/2024
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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

Vilupuram District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Vilupuram
Date:2024.02.07 16:38:38



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

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

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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