

Layout Application - Final Approval Letter



Roc No: 01/2026

Date: 2/2/26 4:09 PM

From:

Village Panchayat

Nagavedu

To :

.T.Govindasawamy
No:7, Udaiyarpalayam Ambattur,Athipattu, Chennai - 6000058

Online Application Number:

NHD9TBXZ

Sir/ Madam,

Sub :

Residential Layout in Non-Planning Area (Village Panchayat) - District Town and Country Planning Office,
Ranipet District
Ranipet District – Nemili Taluk – Nemili Panchayat Union – Nagavedu Village/Panchayat - Survey Number:
12/2A - Site Extent: 5500 Sq.m or 1.36Acres .

Ref :

1. On 22.07.2025, Applicant Mr. T. Govindaswamy Online Application Form was received through Online Application Number: NHD9TBXZ.
2. The Assistant Director, District Town and Country Planning Office, Ranipet District had issued Revised Road pattern through District Letter No: RPT/ NHD9TBXZ/50938/2025/TCP on 24.07.2025.
3. The Joint Director, Agricultural Department, Ranipet District had issued Dry Land NOC through Letter No. A2/2690/2025 on 03.06.2025.
4. Circular from The Director, Directorate of Town and Country Planning Office, Chennai Roc. No 19799/2020, Dated: 24.12.2020.
5. Applicant Mr. T. Govindaswamy, Rectification Gift deed (Local Body) document no: 2175/2025, Dated: 04.08.2025.
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, 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. T. Govindaswamy, Scrutiny Fee Receipt, Dated: 22.07.2025.

15. Applicant Mr. T. Govindaswamy, Demand Payment Request Letter from DTCP, dated: 13/06/2025 and 12.08.2025.

16. Applicant Mr. T. Govindaswamy, Centage Fee, Development Charge and Display Board Payment Receipt, dated:15.06.2025 and 13.08.2025.

17. Applicant Mr. T. Govindaswamy, Flag Day Fund Receipt, dated: 04.06.2025.

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.

23. G.O. (Ms). No. 58, Housing and Urban Development [UD4(1)] Department, dated: 05.03.2024.

With reference to the 1st Cited letter, applicant has requested for approval of layout in the Ranipet District, Nemili Taluk, Nemili Panchayat Union.

Nagavedu Village/Panchayat, comprised in the Survey Number: 12/2A, Site Extent: 5500 Sq.m or 1.36Acres.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout have been issued by the Assistant Director, Ranipet District

Town and Country Planning Office on 24.07.2025. Further the Applicant Mr. T. Govindaswamy has gift deed the road, road splay, Public Purpose & TANGEDCO

Purpose areas have been handed over to The Panchayat President, Nagavedu Panchayat Hence, this layout has been approved.

Body:

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 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 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 Lad 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 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.

6. As per TNCDBR-2019 the following fee and charges are collected as follows:

1. Display Board Charges – Rs. 10000.00, Dated: 15/06/2025. (Receipt Number 2025061547006, Transaction ID 1622370739533)

2. Development Charges – Rs.11000.00, Dated:13/08/2025. (Receipt Number 2025072250938, Transaction ID 3255851400355)

3. Scrutiny Fee - Rs. 8250.00, Dated: 22/07/2025. (Receipt Number 2025072250938, Transaction ID 8989954801535)

4. Centage Fee - Rs.10000.00, Dated: 13/08/2025. (Challan Number 20250813004033 Challan Date 13-Aug-2025 Payment Date 13-Aug-2025)

5. collect Rs.1000 as scrutiny fee for each plot Fee changes- Rs. 26500.00
Transaction ID: 11000344083440 , Dated: 09/01/2026.

7. collect the 3% Market Land Value as Land Fees onversation charges, - Rs. 12240.00
indian Bank challan No: 20260112007731, Dated: 12.01.2026.

8. Nagavedu Village Panchayat Resolution No: 318/2026.



Village

Signature valid

Signed by: Village Panchayat President
Location: Ranipet
Date: 2026.02.02 16:09:31

