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Layout Application - Final Approval Letter

Roc No: 2ULMR1CV /2025/TCP

Date: 2/7/25 8:09 PM

From:

Village Panchayat

DEVANUR.T

To :

Panchayat President,
T.Devanur Village,
Mugaiyur Panchayat Union,
Kandachipuram Taluk,
Villupuram District.

Online Application Number: 2ULMR1CV

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of Town and Country Planning - Villupuram District - Kandachipuram Taluk –
T. Devanur panchayat / Village - S.F.Nos.123/9B, 123/10A & 123/37A to an extent of 0.24 Acres (or) 976 Sqm - Technical
clearance issued - forwarded for further action – Reg.

Ref :

1. Applicants Tvl. S. Subramanian & S. Bharani, Online Reference No. 2ULMR1CV, Dated: 04.08.2024.
2. District Town and country planning Office, Villupuram District Letter No: 2ULMR1CV /2024/TCP. (Road pattern issued on:
02.09.2024).
3. District Collector, Villupuram District letter D.Dis.No:B9/1694657/2024 dated: 15.03.2024.
4. Circular from the Director of Town and Country Planning, Roc.No:19799 / 2020, Dated: 24.12.2020.
5. Applicant Tvl. S. Subramanian & S. Bharani, Gift deed (Local Body) Document No. 5557/ 2024 Dated: 12.09.2024.
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. Applicant Tvl. S. Subramanian & S. Bharani, Letter Dated: 25.01.2025 (Demand Fee).
15. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
Ref :
16. G.O (Ms) No.58, Housing and Urban Development Department, dated: 05.03.202

Body:

1. As per the condition, the layout has been approved and approved number issued as L.P/A.D.T.C.P (VD) No.23/2025. 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 NOC letter in the reference 3rd 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.
4.As per G.O.(Ms)No: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
plots. And under rule 9 concern

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Zoning & Land Use Analysis

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Vastu & Property Management Tools

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