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Town and Country Planning Department(Planning Permission)

56 A, Govt Hospital Road, Villupuram

ROC No. 55PPCYGT/2024/TCP Date : 21/10/2024

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 – Tindivanam Village , Ward-B, Block-2, T.S.No:8/21(Old S.F.No:177/1B)) – Extent 2.15 Acre or 8,700 Sq.m – Technical clearance issued- forwarded for further action – Reg.

Ref : 1) Applicant Tmt .V.Iswaria, Online Reference No. 55PPCYGT, Dated:26.09.2024
2) District Town and country planning Office, Villupuram District Letter No. 55PPCYGT /2024/TCP. (Road pattern issued on 07.10.2024)
3) Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020, Dated:24.12.2020
4) Applicant Tmt .V.Iswaria, Gift deed (Local Body) Document No. 1850/2024, Dated.08.10.2024 .
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 Water Supply, 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) Honorable Madras High Court W.P.No.28437/2024, Coram Dated.15.07.2022
14) Applicant Tmt .V.Iswaria Letter OSR charges dated.16.10.2024 & Centage Fees, Dated: 19.10.2024.

With reference to the 1st letter cited, Applicant has requested for the approval of Residential layout in, Villupuram District, Tindivanam Taluk - Tindivanam Municipality, Tindivanam Village , Ward-B, Block-2, T.S.No:8/21(Old S.F.No:177/1B) Extent 2.15
Acre or 8,700 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 07.10.2024. Further the Applicant
Tmt .V.Iswaria has gifted the road, road splay & Public Purpose areas have handed over to the local body vide Gift deed document
No: 1850/2024, Dated.08.10.2024. Hence, this Residential layout has been approved with the following conditions.

As per the condition, the layout has been approved and approved number issued as L.P/A.D.T.C.P (VD) No:

226/2024. And
enclosed with 5 set of original maps and gift deeded documents has been forwarded with it for further action.
1) 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).
2) 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
3) It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.
4) 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) With reference to the 13th cited, Honorable Madras High Court Writ Petition No.28437/2021, Dated.15.07.2022If within three years from the date of the publication of the notice in the Tamil Nadu Goverment Gazette under section 26 or section 27
a)no declaration as provided in sub-section (2) of section 37 is published in respect of any lad reserved, allotment or designated for any purpose specified in a regional plan, master plan, detailed development plan or new town development plan covered by such
notice; or
b) such land is not required by agreement, such land shall be deemed to be released from such reservation allotment or designation.
4) 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.
5) 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.
6) As per TNCDBR-2019 the following fee and charges are collected as follows:

Copy to:

1) Tmt .V.Iswaria,
No:46/41, Bajanai Kovil Street,
Tindivanam Taluk,
Villupuram District.

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	13050	26/09/2024
2	OSR Fee	3713208	16/10/2024
3	Centage Charges	14400.00	19/10/2024
4	Development Charges	17400.00	19/10/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	24000.00	19/10/2024

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:2024.10.21 16:57:20



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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