Layout Application - Final Approval Letter

Roc No: 01/2026 **Date:** 3/13/26 8:14 AM

From:

Village Panchayat

Road Street
T.Pudur Panchayat Office,
T.pudur Village & Post

To :

Mr. C. Ravichandran,
No: 67, C-Block – 2C B1,
Annammal Road, Muktha Triveni Apartment,
Co-Oprative Nagar, Muthiravedu,
Thiruverkadu, Ayappakkam,
Tiruvallur – 600 077.

Online Application Number: 0BZVF0JJ

Sir/ Madam,

Sub :

Residential Layout in Non-Planning Area (Village Panchayat) - District Town and Country Planning Office, Ranipet District –Kalavai Taluk – Thimiri Panachayat union - T-Pudur Panchayat - Kaniyanur Village– Survey Numbers: 141/9 – Site Extent: 0.68 Acres or 2750.00 Sq.m– Final Order issued - forwarded for further action – Regarding

Ref :

1. On 05.01.2026, Applicant Mr. C.Ravichandran Online Application Form were received through Online Application Number: 0BZVF0JJ.
2. The Assistant Director, District Town and Country Planning Office, Ranipet had issued Road pattern vide Letter No: 0BZVF0JJ/2026/TCP on 23.01.2026.
3. The Joint Director, Agricultural Department, Ranipet District had issued Dry Land NOC through Letter No. A2/116/2026 on14.01.2026.
4. Circular from the Director, Directorate of Town and Country Planning Office, Chennai Roc. No 19799/2020, Dated: 24.12.2020.
5. Applicant Mr. C.Ravichandran Gift deed (Local Body) document no: 186/2026, Dated: 02.02.2026.
6. G.O. (Ms). No.138, Housing and Urban Development Department, Dated: 04.06.2004.
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, the Directorate of Town and Country Planning Office, Chennai, Roc. No. 13686/2017/LA1,dated: 08.09.2017.
12. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc No. 320/2022/TCP3, Dated: 07.01.2022.
13. Applicant Mr. C.Ravichandran Scrutiny Fee Receipt, Dated: 05.01.2026.
14. Applicant Mr. C.Ravichandran OSR Fee and Demand Payment Request Letter from DTCP, dated:23.01.2026 and 03.02.2026..
15. Applicant Mr. C.Ravichandran OSR Fee, Centage Fee, Development Charge & Display Board Payment Receipt, dated:23.01.2026 and 03.02.2026.
16. 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.
17. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 7963/2022/TCP2, Dated: 11.04.2023.
18. Circular from the Director, Directorate of Town and Country Planning Office, Chennai, Roc. No: 9611/2023-TCP5, dated: 25.04.2023.
19. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated: 05.02.2020.
20. G.O. (Ms). No. 53, Housing and Urban Development [UD4(1)] Department, dated: 28.02.2024.
21. 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 the approval of
layout in the Ranipet District, Kalavai Taluk, Thimiri Panachayat union, T-Pudur Panchayat, Kaniyanur Village, Survey Numbers: 141/9 with a site extent of
0.68 Acres or 2750.00 Sq.m.

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. 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 Body: Validity unknown Signature valid 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. With reference to the 7th and 8th cited Government orders, “The Owners / developers shall be allowed either to carry out infrastructure development works as per the standards specified by the local body concerned or
to pay the estimate cost to the local Page 3 of 4 body. Concerned local body shall prescribe the standards for the
provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before
taking over the infrastructure developed by the owners/developers, the local bodies shall ensure the quality of the
works done by the owners / developers. Reasonable period to be prescribed for up keep/maintenance of the roads
and drains by the owners / developers. Wherever layouts develop at a slow pace, the maintenance period shall be
extended till 60% of the plots developed in the layout or 5 years whichever is later”.
6. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of nonplanned 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 Land 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).
7. EWS Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, dated: 31.01.2020, should
be applied in appropriate permission for amalgamation of EWS plots.
8. With reference to the 10th and 11th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park, public purpose areas with Survey Number sub-division in revenue records in
Favor of concern local body.
9. As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Fee - Rs. 4125.00, Dated: 05.01.2026.
(Receipt Number: 2026010559788, Transaction ID: 0656398341337).
Centage Fee - Rs.6000.00, Dated:03.02.2026.
(Challan Number: 20260203042152, Challan Date:03-Feb-2026Payment Date:03-Feb-2026)
Display Board Charges – Rs. 10000.00, Dated:03.02.2026.
(Receipt Number: 2026020359788, Transaction ID: 1497637384523).
SubDivision Charges – Rs.8000.00, Dated: 03.02.2026.
(Receipt Number: 2026020359788, Transaction ID: 1497637384523).
Development Charges – Rs.5500.00, Dated: 03.02.2026.
(Receipt Number: 2026020359788, Transaction ID: 1497637384523).
OSR fee charges - Rs. 20978.00, Dated: 03.02.2026.
(Challan Number 20260203012238 Challan Date 03-Feb-2026 Payment Date 03-Feb-2026)
10. non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plot.
(Receipt Number: 2026031259788), Transaction ID -11000353749183, Rs. 17000.00 Dated: 12.03.2026.
11. T - Pudur Panchayat, Kaniyanur Village Resolution No: 03, Dated: 12.03.2026

Signature valid

Signed by: Village Panchayat President
Location:Ranipet
Date:2026.03.13 08:14:35