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Town and Country Planning Department(Planning Permission)

2nd Floor, Ex- Service man Welfare office Building campus, opposite to periyar park, Vellore

ROC No. VLR / T5YGX06S / 06 - 2024/2024/TCP

Date : 17/02/2024

From:

Joint Director / Deputy Director / Assistant Director

2nd Floor, Ex- Service man Welfare office Building campus, opposite to periyar park, Vellore

To :

The President,
Seetharamapettai & Kavanur Village,
K.V.Kuppam Panchayat Union,
K.V.Kuppam Taluk,
Vellore District.

Sir/ Madam,

Copy to:
Thiru. K BABU,
NO. 2/29, K V Kuppam,
LN PURAM,
VELLORE -632 006

Sub : Residential Layout- Office of the Joint Director of Town and country planning, Vellore District – K.V.Kuppam Panchayat Union– Seetharamapettai Panchayat / Village, S.No. 90/6D1B1, 6D2A, 6E1, 6E2A, 6F1, 6F2,6F3A and Kavanur Village S.No 530/7B of K.V.Kuppam Taluk, Vellore district - extent of 1.38 Acre - Technical clearance issued - forwarded for further action - Reg.

Ref :
1. Applicants Mr.K.Babu, Letter Dated: 25.11.2023.
2. District Town and country planning Office, Vellore District Letter No. VLR / T5YGX06S / 02- 2024 (Road pattern issued on dated: 18.01.2024).
3. Joint Director of Agricultural Department, Noc No. A3/8182/2022, dated. 15.12.2022.
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. Applicants Mr.K.Babu, Letter Dated: 06.02.2024. (Gift deed document no. 242/2024, dt. 29.01.2024 & 315/2024, dt. 05.02.2024).
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O.18, Department of Municipal Administration and WaterSupply,Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10. G.O.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. Demand payment Request Letter, Dated: 15.02.2024. (requiring payment of Centage Fee, Display Board Fee).
15. Applicants Mr.K.Babu, Letter, Dated:15.02.2024. (Payment of Centage Fee, Display Board Fee).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Vellore District - K.V.Kuppam Panchayat Union– Seetharamapettai Panchayat / Village, S.No. 90/6D1B1, 6D2A, 6E1, 6E2A, 6F1, 6F2, 6F3A and Kavanur

Village S.No 530/7B of K.V.Kuppam Taluk, Vellore district - extent of 1.38 Acre forwarded to Director of Town and Country Planning for concurrence.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 18.01.2024 Further the applicant Mr.K.Babu, Others, has gift deed the road, road splay and park areas has been handed over to the K.V.Kuppam Panchayat Union local body on 05.02.2024 Hence, this residential layout has been approved with below conditions.

1.As per the condition, the layout has been approved and approved number issued as L.P. / D.T.C.P. (VLR) No.13 /2024 and enclosed with 2 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.9 (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 Thasildhar to update in Tamilnilam website Special Conditions.
6. As per Tamil Nadu Combined Development Building Rules – 2019 Rule No.68 (2). – In granting of building permit for any development the Executive Authority may wherever it is appropriate, make adequate provision for the preservation or planting of trees, as may be specified.

On all streets exceeding 7.2 meters in width, shade trees shall be planted not more than 9.00 meters in succession and within 1.00 meters of the road boundary and the Land Owner developer should plant a tree for every 600 Sq.ft of the plot area which be monitored by the concern Local Body

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Area : 5584.56 Sqmt. (or) 1.38 Acre
No.of Plots : 35
Gifted Over to Local Body:
Layout Road : 1771.92 sqmt
Public Purpose: 21.57 sqmt (0.56%)
TANGEDCO Purpose: 25.75 sqmt (0.67%)

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

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	8376	25/11/2023
2	OSR Fee	38120	05/02/2024
3	Centage Charges	11400.00	15/02/2024
4	Development Charges		
5	Display Board Charges	10000.00	15/02/2024
6	Satellite town charge		

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

Vellore District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Joint Director
Location:Vellore
Date:2024.02.17 17:24:10



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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