

Town and Country Planning Department
F block, 4th floor, District Collectorate, Ranipet-632401

(Road Pattern)

ROC No. XDCCVB2I/2025/TCP/2025/TCP

Date : 11/20/25 2:38 PM

To

Mr. Bobby Benedict,
M/s. B and B Developers and Builders Private Limited,
No:34, 12th East Coast Road,
Gandhi Nagar, Katpadi,
Vellore District – 632006.

Sir/ Madam,

Sub

Residential Layout in Non-Planning Area (Peri Urban Village Panchayat) - District Town and Country Planning Office, Ranipet District – Ranipet District – Walajah Taluk – Arcot Panchayat Union –Nandhiyalam Village/Panchayat of Survey Numbers 356/4A1, 356/4A2A, 356/4A2B and 356/4A3 - Site Extent: 2550.00 Sq. m. or 0.63 Acres - Layout Road Pattern approval reg.

Ref: 1.The layout proposal received through online vide reference XDCCVB2I dated.09.10.2025.
2.DTCP circular no. 24282/2005LA2 dated 04/05/2006.
3.G.O.(Ms.)No.18, MA&WS department dated: 04/02/2019 and G.O.(Ms.)No.16, MA&WS department, dated:31/01/2020.
4.G.O.(Ms.)No.181, Housing and urban development department, dated: 09/12/2020.
5.DTCP Circular no.19799/2020/T dated 24/12/2020.

1.The proposal received in the reference 1st cited for the proposed layout of house site is scrutinized and as per reference (3) rd cited rule no.47 the area earmarked as roads and parks in the proposed layout. As per reference (4 & 5)th cited have to be handed over to concerned local body through a gift deed by the applicant/owner of the land. As per reference (3) rd cited rule no. 47(8) 0.5% of the area reserved for public purpose shall be transferred to the TANGEDCO or local body free of cost through a registered Gift deed before the actual sanction of the layout.

2.In the reference 4th cited, it is ordered that the CMDA/DTCP should finalize the layout by verifying the layout rules in TNCD&BR, 2019 and the lands earmarked for roads, open space reservation and public purpose to be gifted by the applicant(s) and gift deed registered in the name of the concerned local body.

3.You are therefore, requested to handover the road space, park area and the PP-1 site (reserved local body) & PP-2 site (reserved for TANGEDCO) proposed in the layout through a registered gift deed. A copy of the road pattern map showing the road space, park area and the PP-1 & PP-2 sites with area details which have to be handed over to the local body represented by the DTCP along with a copy of gift deed format is enclosed.

4.On receipt of the registered gift deed in original, the approved plan will be sent to the for sanctioning of the layout.

Encl: Road Pattern Map

Copy to:

1. Local body
2. TANGEDCO

District Town and Country Planning

Signature Not Verified

Signed by: Assistant Director
Location: Ranipet
Date: 2025.11.20 14:38:23

