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Town and Country Planning Department(Planning Permission)

56 A, Govt Hospital Road, Villupuram

ROC No. 8GILYMD1/2025/TCP Date : 12/02/2025

From:

Joint Director / Deputy Director / Assistant Director

56 A, Govt Hospital Road, Villupuram

To :

The Panchayat President ,
Jayankondan Panchayat ,
Gingee Panchayat Union,
Gingee Taluk,
Villupuram District.

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of Town and Country Planning - Viluppuram Distrct– Gingee Taluk - Gingee Panchayat Union –Jayakondan Panchayat & Village S.F.Nos:78/3B, 79/2B to an extent of 6.39 Acre or 25,865 Sq.m – Technical clearance issued- forwarded for further action – Reg.

Ref : 1) Applicant Thiru.Mohamed Nizamuddin Irfani,, The layout proposal received through online vide reference No: 8GILYMD1, Dated : 31.12.2024.
2) District Town and country planning Office, Villupuram District Letter No. 8GILYMD1/2024/TCP. (Road pattern issued date:25.01.2025)
3) Joint Director , Villupuram District, Agri NOC Letter No.C2/93/2024, Dated: 07.01.2025.
4) Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020, Dated: 24.12.2020.
5) Applicant Thiru.Mohamed Nizamuddin Irfani,, Gift deed (Local Body) Document No. 401/2025, Dated: 06.02.2025.
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 WaterSupply, 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 Thiru.Mohamed Nizamuddin Irfani, Centage Charges & Developement Charges , Dated: 11.02.2025
15) Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

With reference to the 1st letter cited, Applicants has requested for the approval of Residential layout in Villupuram District , Gingee Taluk, Gingee Panchayat Union, Jayakondan Panchayat & Village S.F.Nos:78/3B, 79/2B to an extent of 6.39 Acre or 25,865 Sq.m . The layout proposal received in this 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 25.01.2025. Further the Applicant Thiru.Mohamed Nizamuddin Irfani has gifted the road, road splay, Public Purpose & Park areas have handed over to the local body vide Gift deed document No:401/2025, Dated:06.02.2025.

Hence, this Residential layout has been approved with the following conditions.

1) As per the condition, the layout has been approved and approved number issued as L.P/A.D.T.C.P (VD) No:34/2025. And enclosed with 5 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.1(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 Tahsildhar to update in Tamilnilam website.
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 Applicantss After collecting the necessary fees the final layout sketch, permit of planning authority along with approval of Local
Body shall be issued to the Applicants(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 Applicants (s)
directly, only after ensuring that the Applicants 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 Applicants 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 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)
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 Applicants's entitlement to development is verified in the documents submitted with the Applicants's application (lease deed,
sale deed, gift deed, etc, any person wishing to purchase the property must individually assert ownership of the property to the Applicants. 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) Thiru.Mohamed Nizamuddin Irfani,
No.148/316, T.T.K. Royapettai,
Chennai -600014

2) Tahsildar,
Gingee 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	38798	31/12/2024
2	OSR Fee		
3	Centage Charges	43500.00	11/02/2025
4	Development Charges	51730.00	11/02/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	58000.00	11/02/2025

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:2025.02.12 15:44:50



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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