Layout Application - Final Approval Letter

Roc No: YZSIUAGL/2025 **Date:** 11/3/25 4:32 PM

From:

Executive officer

33,West Street,Thiruvennainallur,Thiruvennainallur(Tk),Villupuram(Dt),607203

To :

R. Kathiravan,
Plot No.3, 6th Cross Street,
Balaji Nagar, Puducherry,
605013.

Online Application Number: YZSIUAGL

Sir/ Madam,

Sub :

Residential Layout - Office of the Assistant Director of Town and Country Planning – Villupuram District –ThiruvennainallurTaluk / Town panchayat – Thiruvennainallur North Village - S.F.No.318/1K, 318/1I2 & 496/17B to an extent of 1.294 Acres (or) 5240Sqm – Technical clearance issued

Ref :

1.ApplicantThiru.R. Kathiravan, Online Reference No. YZSIUAGL dated:12.08.2025.

2. District Town and country planning Office, Villupuram District Letter No. YZSIUAGL /2025/TCP. (Road pattern issued on dated:09.09.2025.

3. Joint Director, Agriculture department, Villupuram Letter No. C2/9282/2025, Dated: 19.08.2025.

4. Circular from the Director of Town and Country Planning,Roc.No: 19799 / 2020, Dated: 24.12.2020.

5. Applicant Thiru.R. Kathiravan, Gift deed (Local Body) Document No.3944/2025 Dated: 10.09.2025.

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 MunicipalAdministration 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.R. Kathiravan, Letter Dated:16.09.2025 (Centage Fee).

15. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

16. Thiruvennainallur Town Panchayat Council No 507/2025, Dated 29.09.2025

17. Town Panchayat Demand Collected, Dated 30.10.2025

Body:

With reference to the 1st letter cited, Applicant has requested for the approval of Residential layout in Villupuram District, ThiruvennainallurTaluk / Town panchayat, Thiruvennainallur North Village, S.F.No.318/1K, 318/1I2 & 496/17B to an extent of 1.294 Acres (or) 5240Sqm forwarded to District Town and Country Planning, Villupuram District for concurrence.

In continuation, with reference to the 2nd letter cited, Road pattern for Residential layout has been issued by the VillupuramDistrict office on 09.09.2025. Further the applicant Thiru.R. Kathiravan, has gifted the road, road splay areas, public purposes areas havehanded over to the local body vide Gift deed document No. 3944/2025 Dated: 10.09.2025. Hence, this Residential layout has been approved with Thiruvennainallur Town Panchayat Council No. 507/2025, Dated 29.09.2025 with below 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: 219/2025. And enclosed with 5set 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 perCondition 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 departmentoffice 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 Tamilnilamwebsite.

Special Conditions

1.a) With reference to the 8th cited and 10th Government order, if the located site lies in the Municipal/ Corporation areas: Collecting thenecessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants Aftercollecting the necessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly.

b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authorityalong with the permit of local body to the

applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenitieslike storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standardsspecified 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 earmarkedroad 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 TamilNadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons topurchase 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 theReal Estate Project with the Real Estate Authority. The applicant 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 beenrequested 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 has been collected 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-27Non 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 Departmenthas not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlementto development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc, any personwishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arisesindividual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Departmentis not the right organization to decide this.

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

Copy To:

1.Tahsildar,
ThiruvennainallurTaluk
Villupuram.

2.Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.

3.Sub-Registrar,
Thiruvennainallur Registrar Office,
Villupuram.

4.Assistant Director,
Survey and Land Records,
Villupuram District.

Signature valid

Signed by: Executive Officer
Location:Vilupuram
Date:2025.11.03 16:32:29

Executive officer