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Town and Country Planning Department(Planning Permission)

56 A, Govt Hospital Road, Villupuram

ROC No. LVEGS1L5 /2024/TCP

Date : 14/12/2024

From:

Joint Director / Deputy Director / Assistant Director

56 A, Govt Hospital Road, Villupuram

To :

Panchayat President,
Panayapuram Panchayat,
Vikravandi Panchayat Union / Taluk,
Villupuram District.

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of Town and Country Planning - Villupuram District – Vikkravandi Taluk – Vikkravandi Panchayat Union – Panayapuram Village- S.F.No. 146/1B,147, 156/17B1A, 156/17C1A, 252/1, 255/1, 255/2, 256/1, 256/3 to an extent of 6.28 Acres (or) 25434.00Sqm- Technical clearance issued- forwarded for further action – Reg.

Ref :

1. ApplicantTvl.Poopathy and Prithivirajan,Online Reference No.LVEGS1L5, Dated:03.12.2024.

2. District Town and country planning Office,Villupuram District Letter No:LVEGS1L5/2024/TCP.(Road pattern issued on:05.12.2024).

3. The District Collector, Villupuram District letter D.Dis.No.B9/1509798/2024,Dated:15.03.2024.

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

5. Applicant Tvl..Poopathyand Prithivirajan,Gift deed (Local Body) Document No.5440/2024, Dated: 11.12.2024.

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. ApplicantTvl..PoopathyandPrithivirajan,LetterDated:12.12.2024(Demand Fee).

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

16. G.O (Ms)No.58, Housing and Urban Development Department, dated:05.03.2024.

With reference to the 1st letter cited, Applicant has requested for the approval of Residentiallayout in Villupuram District,Villupuram District - VikkravandiPanchayat Union, Panayapuram Village, S.F.No. 146/1B,147, 156/17B1A, 156/17C1A, 252/1, 255/1, 255/2, 256/1, 256/3 to an extent of 6.28 Acres (or) 25434.00Sqmforwarded to DistrictTown and Country Planning, Villupuram Districtfor concurrence.

In continuation, with reference to the 2nd letter cited, Road pattern for Residential layout has been issued by the VillupuramDistrict office on 05.12.2024. Further the applicantTvl..Poopathyand Prithivirajanhas gifted the road, road splay areas,public purposes areashave handed over to the local body vide Gift deed document No.5440/2024 Dated: 11.12.2024. 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.265/2024.And enclosed with 5 set of original maps and gift deed 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(a).

3.After the approval of the local body. It is requested to send the approved residential layout map to the concerned Registration department and survey and land record 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.

6. Reference 3rd cited letter, based on the Collector NOC proposed layout has been approved.

Special Conditions

1.a) With reference to the 9th cited and 10th Government order, if the located site lies in the Municipal/ Corporationareas: Collecting the necessary fees including the charges for providing amenities like roads,storm water drains and street lights from the applicantsAfter collecting 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 authority along with the permit of local body to the applicant (s) 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 concern local body must issue the final approval orderafter 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 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 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 applicant's entitlement to
development is verified in the documents submitted with the applicant'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 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.

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

Copy to

1.Tvl.Poopathy&Prithivirajan,
No.20, MariyammanKovil Street,
Kathirkramam,
Puducherry- 605 009

2.Tahsildar,
VikkravandiTaluk
Villupuram.

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

4.Sub-Registrar,
VikkravandiRegistrar Office,
Villupuram.

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

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	38151	12/11/2024
2	OSR Fee		
3	Centage Charges	48000.00	12/12/2024
4	Development Charges	50868.00	12/12/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	64000.00	12/12/2024

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:2024.12.14 15:22:01



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.



empowering your real estate decisions with smart tools

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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