Town and Country Planning Department(Planning Permission)

56 A, Govt Hospital Road, Villupuram

ROC No. MD1BS3QU/2025/TCP Date : 16/07/2025

From:

Joint Director / Deputy Director / Assistant Director

56 A, Govt Hospital Road, Villupuram

To :

The Commissioner ,
Tindivanam Municipality,
Tindivanam Taluk,
Villupuram District.

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of Town and Country Planning - Viluppuram Distrct– Tindivanam Taluk – Tindivanam Municipality – Tindivanam Village Ward-B, Block-15, T.S.No: 8/7 (Old.S.F.No. 157/6) to an extent of 1.04 Acre or 4,200 Sq.m– Technical clearance issued- forwarded for further action – Reg.

Ref : 1) Applicant Thiru. R.Venkatesan , Online Reference No. MD1BS3QU, Dated:20.06.2025
2) District Town and country planning Office, Villupuram District Letter No. MD1BS3QU /2025/TCP. (Road pattern issued on 27.06.2025)
3) Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020, Dated:24.12.2020
4) Applicant Thiru. R.Venkatesan , Gift deed (Local Body) Document No. 1328/2025 Dated: 30.06.2025.
5) G.O(Ms) No:138, Housing and Urban Development Department, Dated: 04.06.2004
6) Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
7) 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.
8) G.O (Ms) No:141, Housing and Urban Development Department, Dated: 23.09.2020
9) G.O (Ms) No:181, Housing and Urban Development Department, Dated: 09.12.2020
10) Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11) Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, dated: 08.09.2017.
12) Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022.
13) G.O (Ms) No:441, Housing and Urban Development Department, Dated: 28.11.2024 (Agri to Residential land use changed G.O)
14) Applicant Thiru. R.Venkatesan Letter, OSR Fees Dated: 15.07.2025 & Centage Fees, Dated: 16.07.2025.

With reference to the 1st letter cited, Applicant has requested for the approval of Residential layout in, Villupuram District, Tindivanam Taluk, Tindivanam
Municipality, Tindivanam Village, Village Ward-B, Block-15, T.S.No: 8/7 (Old.S.F.No. 157/6) to an extent of 1.04 Acre or 4,620 Sq.m The layout proposal received in
this office 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 27.06.2025. Further
the Applicant Thiru. R.Venkatesan has gifted the road, road splay & Public Purpose areas have handed over to the local body vide Gift deed document No:
1328/2025, Dated: 30.06.2025. 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:156/2025. 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 8th cited and 9th 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 Applicant After collecting the necessary fees the final layout sketch, permit
of planning authority along with approval of Local Body shall be issued to the Applicant 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 10th cited and 11th 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
Applicant has requested to follow the protocols as per instruction given by TNRERA.
4) 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 entitlement to development is verified in the documents
submitted with the Applicant 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.
5) As per TNCDBR-2019 the following fee and charges are collected as follows:

Copy to:

1) Thiru.R.Venkatesan,
No: 25/5,Thulukkanam Street,
Avarapakkam,Tindivanam Town,
Tindivanam Taluk,
Villupuram District - 604001.

2) Tahsildar ,
Tindivanam 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	6300	20/06/2025
2	OSR Fee		
3	Centage Charges	8100.00	16/07/2025
4	Development Charges	8400.00	16/07/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	13500.00	16/07/2025

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

Vilupuram District.

Enclosure

1.Layout original map and Condition – 2 set

Validity unknownSignature valid

Signed by: Assistant Director
Location:Vilupuram
Date:2025.07.16 19:33:21