Town and Country Planning Department(Planning Permission)

2nd Floor, Ex- Service man Welfare office Building campus, opposite to periyar park, Vellore

ROC No. 8JS1FOAQ/2025 Date: 13.02.2026 Date : 17/02/2026

From:

Joint Director / Deputy Director / Assistant Director

2nd Floor, Ex- Service man Welfare office Building campus, opposite to periyar park, Vellore

To :

The Panchayat President,
Pangarishikuppam Panchayat / Village,
Gudiyatham Panchayat Union / Taluk,
Vellore District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning office Vellore District - Formation of a residential layout to an extent of 6150.00 Sq.m (1.50 1/2 Acres) in the Land Bearing of S.F.No: 67/2A1,2B1A,3A,3C1A – Pangarishikuppam Village / Panchayat – Gudiyatham Panchayat Union / Taluk - Vellore District – Technical Approval issued - Forwarded for further action - Regarding.

Ref : 1. Online Application No: 8JS1FOAQ, Thiru. V.M.Manjunath, through online Dated: 15.12.2025.
2. District Town and Country Planning Office, Vellore District Road Pattern issued through online dated: 04.02.2026.
3. Joint Director, Agriculture Department, Vellore District, Dry land NOC letter No. A3/3552/2025, Dated: 14.06.2025.
4. Circular Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
5. Thiru. V.M.Manjunath, Gift Deed Document received through online Dated: 06.02.2026. (Gift deed document No.1039/2026, Dated: 05.02.2026).
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 Water supply, dated:04.02.2019, G.O.(Ms) No.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
9. G.O.(Ms) No.181, Housing and Urban Development Department, Dated: 09.12.2020.
10. G.O.(Ms) No.141, Housing and Urban Development Department, Dated: 23.09.2020.
11. Circular Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
12. Circular Roc No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai.
13. Circular Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai.
14. Circular Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai.
15. Demand requested through online, Dated: 09.02.2026.
16. Payment received through online, Dated: 10.02.2026.

ORDER:-

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Vellore District, Gudiyatham Panchayat Union/ Taluk, Pangarishikuppam Panchayat / Village, S.F.No. 67/2A1,2B1A,3A,3C1A with an extent of 6150.00 Sq.m (1.50 1/2 Acres).
In the continuation, with reference to the 3rd cited letter, road pattern for residential layout has been issued by the directorate on 04.02.2026. Further the applicant Thiru.

V.M.Manjunath has gift deed the road, road splay, Public Purpose & TANGEDCO Purpose areas has been handed over to President, Pangarishikuppam Panchayat Local body by Gift Deed Document No. 1039/2026, Dated: 05.02.2026 respectively.

Hence, this residential layout has been approved with below conditions.

1. The Technical Approval is issued to the above mentioned layout and the number is assigned as L.P/D.T.C.P.(VLR).No. 27 /2026.
2. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.
3. The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be forwarded to this office for record.
4. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.
5. Also, the local authority shall forward the copy of such permission/approval to the Tahsildhar concerned with a direction to the applicant to pay the requisite charges for making mutation in the TamilNilam/Collabland website.

SPECIAL CONDITIONS:

1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer/seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
2. The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the infrastructure developed by the owners / developers, the local bodies shall ensure the quality of the works done by the owners/ developers.
3. The local authority shall also ensure that the sub division for the land earmarked for road and land meant for public purposes such as Local body and TANGEDCO are properly carried out and transferred in favor of the local body/TANGEDCO concerned before issuing the final approval.
4. As envisaged under 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 to comply the said provisions.
5. If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000/- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 7th cited above. The payment of charges shall be made under the following head of account.

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)”

The fees/charges collected from the applicant are as follows:

i. Scrutiny Fee : Rs. 9,225/- Date – 15.12.2025
ii. OSR Charge
(Challan Number- 20260206030484) : Rs. 74,949/- Date – 06.02.2026
iii. Centage Charge
(Challan Number -20260209042132) : Rs. 13,500/- Date – 09.02.2026
iv. Display board Charge : Rs.10,000/- Date – 09.02.2026
v. Subdivision Charges : Rs.18,000/- Date – 09.02.2026
vi. Development Charges : Rs.12,300/- Date – 09.02.2026
vii. Armed Forces Flag Day Fund : Rs.7,500 /- Date – 10.02.2026

To:
The Panchayat President,
Pangarishikuppam Panchayat / Village,

Gudiyatham Panchayat Union / Taluk,
Vellore District.

Copy to:

1. Thiru. V.M.Manjunath,
No.54, First Street,
Jai Indira Nagar,
Gudiyatham,
Vellore – 632 602.

2. Tasildar Concerned (Tamil Nilam),
Gudiyatham Taluk,
Vellore District.

3. Tamil Nadu Real Estate Regularity Authority,
No. 1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai – 600 008.

4. Sub Registrar,
Gudiyatham Sub Register Officer,
Vellore District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	9225	15/12/2025
2	OSR Fee		
3	Centage Charges	13500.00	09/02/2026
4	Development Charges	12300.00	09/02/2026
5	Display Board Charges	10000.00	09/02/2026
6	Satellite town charge		
7	Sub Division Charge	18000.00	09/02/2026

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

Vellore District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Joint Director
Location:Vellore
Date:2026.02.17 11:59:21