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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

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

ROC No. VLR /P5I3VSX4 / 27 /2024/TCP Date : 29/04/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Pernambut Village,
Pernambut Panchayat Union,
Pernambut Taluk,
Vellore District.

Sir/ Madam,

Copy to:
Mr.Thirunavukarasu and Others Five,
No-2/106B, Pachaiyamman Kovil Street,
Alinjikuppam,
Pernambut,
Vellore-635805.

Sub : Residential Layout- Office of the Joint Director of Town and country planning, Vellore District - Pernambut Panchayat Union – Pernambut Panchayat / Village, Chinnathamalsiruvu Revenue Village S.No. 139/3B2, 3C1 of Pernambut Taluk, Vellore district - extent of 2.22 Acre - Technical clearance issued - forwarded for further action - Reg.

Ref :
1. Applicants Mr.Thirunavukarasu and Others Five, Letter Dated: 15.12.2023.
2. District Town and country planning Office, Vellore District Letter No. VLR / P5I3VSX4 / 27- 2024/TCP (Road pattern issued on dated: 28.02.2024).
3. Joint Director of Agricultural Department, Noc No. A3/488/2024, dated. 14.02.2024.
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. Applicants Mr.Thirunavukarasu and Others Five, Letter Dated:17.03.2024. (Gift deed document no. 1217/2024 dt. 27.03.2024).
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O.18, Department of Municipal Administration and WaterSupply,Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10. G.O.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. Demand payment Request Letter, Dated: 02.04.2024. (requiring payment of Centage Fee, Display Board Fee).
15. Applicants Mr.Thirunavukarasu and Others Five, Letter, Dated:24.04.2024. (Payment of Centage Fee, Display Board Fee).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Vellore District -

Pernambut Panchayat Union – Pernambut Panchayat / Village, Chinnathamalsiruvu Revenue Village S.No. 139/3B2, 3C1 of Pernambut Taluk, Vellore district - extent of 2.22 Acre forwarded to Director of Town and Country Planning for concurrence.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 15.12.2023, Further the applicant Mr.Thirunavukarasu and Others Five, has gift deed the road, road splay and park
areas has been handed over to the Pernambut Panchayat Union local body on 27.03.2024 Hence, this residential layout has been approved with below conditions.

1.As per the condition, the layout has been approved and approved number issued as L.P. / D.T.C.P. (VLR) No.42/2024 and enclosed with 2 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.9 (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 Thasildhar to update in Tamilnilam website Special Conditions.

6. As per Tamil Nadu Combined Development Building Rules – 2019 Rule No.68 (2). – In granting of building permit for any development the Executive Authority may wherever it is appropriate, make adequate provision for the preservation or planting of trees, as may be specified.

On all streets exceeding 7.2 meters in width, shade trees shall be planted not more than 9.00 meters in succession and within 1.00 meters of the road boundary and the Land Owner developer should plant a tree for every 600 Sq.ft of the plot area which be monitored by the concern Local Body.

7. Site Boundary is Different From FMB & Site Based on Applicant Affidavit As per site condition Issuing Layout Pattern if any issue come applicant is to clear the problem.

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 / CB 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.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Area : 6700.00 Sqmt. (or) 1.66 Acre
No.of Plots : 44
Gifted Over to Local Body:
Layout Road : 1631.045 sqmt
Public Purpose: 28.19 sqmt (0.53%)

TANGEDCO Purpose: 26.67 sqmt (0.50%)

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

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	13718	15/12/2023
2	OSR Fee	38505	02/04/2024
3	Centage Charges	21000.00	16/04/2024
4	Development Charges		
5	Display Board Charges	10000.00	16/04/2024
6	Satellite town charge		

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

Enclosure

1.Layout original map and Condition – 2 set

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.