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Layout Application - Final Approval Letter



Roc No: 01/2026

Date: 2/2/26 4:25 PM

From:

Village Panchayat

Nagavedu

To :

T.Govindaswamy.
No:7, Udaiyarpalayam Ambathur,
Athipattu, Chennai - 6000058

Online Application Number:

LT2X6JI8

Sir/ Madam,

Sub :

Residential Layout in Non-Planning Area (Village Panchayat)- District Town and Country Planning Office, Ranipet District.

Ranipet District – Nemili Taluk - Nemili Panchayat Union – Nagavedu Panchayat/Village – Survey Numbers: 10/3A1, 10/3A2 and 10/3A3 - Site Extent: 12150.00 Sq.m or 3.00 Acres

Ref :

1. On 02.07.2025, Applicant Mr. T. Govindaswamy Online Application Form was received through Online Application Number: LT2X6JI8.
2. The Assistant Director, District Town and Country Planning Office, Ranipet District had issued Revised Road pattern through District Letter No: RPT/ LT2X6JI8/49660/2025/TCP on 02.07.2025.
3. The Joint Director, Agricultural Department, Ranipet District had issued Dry Land NOC through Letter No. A2/1266/2025 on 17.04.2025.
4. Circular from The Director, Directorate of Town and Country Planning Office, Chennai Roc. No 19799/2020, Dated: 24.12.2020.
5. Applicant Mr. T. Govindaswamy, Rectification Gift deed (Local Body) document no: 2175/2025, Dated: 04.08.2025.
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 Water Supply, 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, the Directorate of Town and Country Planning Office, Chennai, Roc. No. 13686/2017/LA1, dated: 08.09.2017.

13. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc No. 320/2022/TCP3, Dated: 07.01.2022.

14. Applicant Mr. T. Govindaswamy, Scrutiny Fee Receipt, Dated: 02.07.2025.

15. Applicant Mr. T. Govindaswamy, Demand Payment Request Letter from DTCP, dated: 05.05.2025 and 22.07.2025.

16. Applicant Mr. T. Govindaswamy, Centage Fee, Development Charge and Display Board Payment Receipt, dated:07.05.2025 and 14.08.2025.

17. Applicant Mr. T. Govindaswamy, Flag Day Fund Receipt, dated: 05.05.2025.

18. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.

19. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 7963/2022/TCP2, Dated: 11.04.2023.

20. Circular from the Director, Directorate of Town and Country Planning Office, Chennai, Roc. No: 9611/2023-TCP5, dated: 25.04.2023.

21. Circular from the Director, the Directorate of Town and Country Planning Office, Chennai, Roc. No: 4367/2019-BA2, Dated: 05.02.2020.

22. G.O. (Ms). No. 53, Housing and Urban Development [UD4(1)] Department, dated: 28.02.2024.

23. G.O. (Ms). No. 58, Housing and Urban Development [UD4(1)] Department, dated: 05.03.2024

With reference to the 1st Cited letter, applicant has requested for approval of layout in the Ranipet District, Nemili Taluk, Nemili Panchayat Union.

Nagavedu Panchayat/Village, Survey Numbers: 10/3A1, 10/3A2 and 10/3A3, Site Extent: 12150.00 Sq.m or 3.00 Acres.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout have been issued by the Assistant Director, Ranipet District.

Town and Country Planning Office on 02.07.2025. Further the Applicant Mr. T. Govindaswamy has gift deed the road, road splay, Public Purpose & TANGEDCO

Purpose areas have been handed over to The Panchayat President, Nagavedu Panchayat Hence, this layout has been approved.

Body:

1. a) With reference to the 8th cited and 10th cited letter, 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 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 concerned local body must issue the final approval after transfer of earmarked road areas survey number, sub-division in favour 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.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 plot. And under rule 9 concerned local body should collect the 3% Market Lad 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/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 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.

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

1. Display Board Charges – Rs. 10000.00, Dated: 14/08/2025. (Receipt Number 2025070249660 Transaction ID 7290117885537)

2. Development Charges – Rs.13000.00, Dated:06/05/2025. (Receipt Number 2025070249660 Transaction ID 6316667024615)

3. Scrutiny Fee - Rs. 18225.00, Dated: 02/07/2025. (Receipt Number 2025070249660 Transaction ID 5058722681127)

4. Centage Fee - Rs.21000.00, Dated: 14/08/2025. (Challan Number 20250813001840 Challan Date 13-Aug-2025 Payment Date 13-Aug-2025)

5. collect Rs.1000 as scrutiny fee for each plot Fee changes- Rs. 64500.00 Transaction ID: 11000344101654, Dated: 09/01/2026.

7. collect the 3% Market Land Value as Land Fees onversation charges, - Rs. 235102.00 indian Bank challan No: 20260112006670, Dated: 12.01.2026.

8. Nagavedu Village Panchayat Resolution No: 317/2026.



Village

Signature valid

Signed by: Village Panchayat President
Location: Ranipet
Date: 2026.02.02 16:25:11



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.

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

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

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

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One Map

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

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PriceMap

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

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Run the transaction in one place: documents, stamping, signatures and the parties.

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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

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

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

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



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for you
/services



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

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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.

