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Town and Country Planning Department(Planning Permission)

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

ROC No. VLR / 94CKLKMR / 030 - 2025/2025/TCP Date : 23/05/2025

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,
Erukkampattu Village Panchayat,
Pernambut Panchayat Union,
Pernambut Taluk,
Vellore District.

Sir/ Madam,

Copy To,
THIRU. L. SURESH,
NO.141, OLD NO.67, GANDHI ROAD,
NADUPETTAI,
GUDIYATHAM TALUK,
VELLORE DISTRICT – 632 602.

Sub : Residential Layout - Office of the Joint Director of Town and country planning Vellore District – Pernambut Panchayath Union, Erukkampattu Village, S.No.12/1, 2A, 3A of Pernambut Taluk, Vellore District - extent of 8.98 Acre (36360.00 Sqm) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicants Thiru. L. SURESH Letter, Dated: 01.04.2025.
2. District Town and country planning Office, Vellore District Letter No. VLR / DKZBK7OY / 014 - 2025 (Road pattern issued on dated: 14.02.2025) and VLR / 94CKLKMR /
030 - 2025 (Road pattern issued on dated: 11.04.2025)
3. Joint Director of Agricultural Department, Noc No. A3/739/2025, dated. 07.02.2025.
4. Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5. Applicants L. SURESH letter, Dated: 20.04.2025. (Gift deed document no. 719/2025, Dt.25.02.2025 and 8770/2024 dt.20.08.2024).
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7. G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated:
31.01.2020.
8. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
9. G.O.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. Demand payment Request Letter, Dated: 21.04.2025. (requiring payment of Centage Fee, Development Charges, Display Board Fee and Flag Day Fund).
14. Applicants L. SURESH Letter, Dated: 23.05.2025. (Payment of Centage Fee, Development Charges, Display Board Fee and Flag Day Fund).
15. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
16. G.O.58, Housing and Urban Development Department, Dated: 05.03.2024.
17.Mr.K.Loganathan, Government Pleader Opinion Dated: 08.05.2025 (Received on 23.05.2025)

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Vellore District – Pernambut Panchayath Union, Erukkampattu
Village, S.No.12/1, 2A, 3A of Pernambut Taluk, Vellore District - extent of 8.98 Acre (36360.00 Sqm).

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 11.04.2025. Further the applicant
Thiru. L. SURESH has gift deed the Road, road splay, Public Purpose, TANGEDCO Purpose areas has been handed over to The Panchayat President, Pernambut
Panchayath Union Local body by Gift Deed Document No. 719/2025, dated on 25.02.2025 and Road Extension-1 & 2 its splay areas has been handed over to The
Panchayat President, Pernambut Panchayath Union Local body by Gift Deed Document No. 1360/2025, dated on 17.04.2025 respectively. 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. 34 /2025 (This is revising the Approved Layout for L.P. /
D.T.C.P. (VLR) No. 16 /2025) 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 Rule 68 (1) of Tamil Nadu Combined Development Building Rules – 2019 provides that the Executive Authority may, in the interest of amenity make a Tree
Preservation Order for any tree or group of trees or belt of forestland. In this regard it informed that the Executive Authority while granting Building Permit may require
the applicant to make adequate provision for the preservation or planting of trees at the site as given below:

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 will be monitored by the concern Local Body.

Special Conditions

1.a) With reference to the 8th cited and 10th cited letter,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 After transfer of earmarked road, park areas S.F.No 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 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 / 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.

6. This technical concurrence is issued based on the reference to the 17th Cited Legal opinion from the Govt. pleader and subject to the Outcome of the Final order of
Gudiyatham Muncif court OS No.41/2025.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Extent : 8.98 Acres (or) 36360.00 Sq.m
No. of Plots : 229 (Including EWS Plots)
EWS Plots : 49 Nos - 2681.80 Sq.m - 10.28 %
(Plot Nos. 90-96, 108-118, 122-136, 214-229)

Gifted over to Local Body :
Park – 1 : 442.70 Sq.m
Park – 2 : 2210.50 Sq.m
: 2653.20 Sq.m - 10.17 %
Buffer Zone : 38.30 Sq.m - 0.14 %
Layout Road : 9915.05 Sq.m - 38.03 %
Public Purpose : 145.30 Sq.m - 0.55 %
TANGEDCO Purpose : 134.30 Sq.m - 0.51 %
Road Extension and its splay : 377.40 Sq.m - 1.44 %

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	54516	01/04/2025
2	OSR Fee		
3	Centage Charges	69000.00	26/04/2025
4	Development Charges	72720.00	26/04/2025
5	Display Board Charges	10000.00	26/04/2025
6	Satellite town charge		
7	Sub Division Charge	92000.00	26/04/2025

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:2025.05.23 13:08:22



our services doesn't just end there

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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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