PP APPROVAL RECORD

Planning Permission

Survey 110 and 2 more

Pagandai Panchayat and Pagandai, Vikravandi taluk

Vilupuram district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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Town and Country Planning Department(Planning Permission)

56 A, Govt Hospital Road, Villupuram

ROC No. 191-2026/2026/TCP Date : 03/07/2026

From:

Joint Director / Deputy Director / Assistant Director

56 A, Govt Hospital Road, Villupuram

To :

The Panchayat President,
Pagandai Panchayat,
Vikravandi Panchayat Union
Villupuram District.

Sir/ Madam,

Sub : Residential Layout - DTCP - Villupuram District – Vikravandi Taluk - Vikravandi Panchayat Union- Pagandai Panchayat and Pagandai Village - S.F.No. 110,111B/1 and 111B/2A – Extent 1.53 Acre (6212.00Sq.m) – Technical clearance issued- forwarded for further action – Reg.

Ref : 1.Applicant Tvl. Kumaraguru ,Thamizhvanan and Neeladhakshi the layout proposal received through online vide reference No: 0G108KOS/2026,Dated : 01.04.2026.
2. District Town and country planning Office,Villupuram District Letter No. 0G108KOS/2026/TCP.(Road pattern issued on dated:08.05.2026).
3.Joint Director, Agriculture Department Dry Land NOC Lr.No.C2/13791/2025, Dated.31.12.2025.
4.Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020, Dated: 24.12.2020.
5. Applicant Tvl. Kumaraguru ,Thamizhvanan and Neeladhakshi Gift deed (Local Body) Document No.2186/2026, Dated: 13.05.2026.
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 WaterSupply, 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 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:29.06.2026.
15.Applicant Tvl. Kumaraguru ,Thamizhvanan and Neeladhakshi Letter Dated:29.06.2026 and 03.07.2026. (Centage Charges, SubDivision Charges , Development Charges and OSR Charges).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.

With reference to the 1st letter cited, Applicant has requested for the approval of Residential layout in Villupuram District ,Vikravandi Taluk , Vikravandi Panchayat Union, Pagandai Panchayat and Pagandai Village , S.F.No. 110,111B/1 and 111B/2A to an Extent 1.53 Acre (6212.00Sq.m) forwarded to District Town and Country Planning, Villupuram District 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 08.05.2026. Further the applicant Tvl. Kumaraguru ,Thamizhvanan and Neeladhakshi has gifted the road, road splay areas,public purposes area have handed over to the local body vide Gift deed document No. 2186/2026, Dated: 13.05.2026 .

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: 191/2026.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 10th Government order, 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 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.As per G.O.(Ms)No: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 /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'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.As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Charges - Rs. 9,318/- Dated: 01.04.2026
Centage Charges - Rs.13,800/- Dated: 03.07.2026
Sub Division Charges - Rs.18,400/- Dated: 03.07.2026
Development Charges - Rs.12,424/- Dated: 03.07.2026
OSR Charges - Rs.56,543 /- Dated:29.06.2026
Copy to

Address:
1.Tvl. Kumaraguru ,Thamizhvanan and Neeladhakshi,

No : 24 Varadha Counder Street
Ariyankuppam
Pagandai ,
Vikravandi,
Vilupuram – 605007

2.Tahsildar,
Vikravandi Taluk
Villupuram District.

3.Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.133G-Block,I Avenue,
Anna Nagar (East),
Chennai-600102.

4.Sub Registrar,
Vikravandi,
Villupuram District.

5. Assistant Director,
Survey and Land Records,
Villupuram District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	9318	01/04/2026
2	OSR Fee		
3	Centage Charges	13800.00	03/07/2026
4	Development Charges	12424.00	03/07/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	18400.00	03/07/2026

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

Vilupuram 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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+91 9996 12 9996

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.