

PP

APPROVAL RECORD

Planning Permission

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.

Town and Country Planning Department(Planning Permission)

56 A, Govt Hospital Road, Villupuram



ROC No. 154/2026/TCP

Date : 09/06/2026

From:

Joint Director / Deputy Director / Assistant Director
56 A, Govt Hospital Road, Villupuram

To :

The Panchayat President,
Jeyankondan Panchayat and Village,
Gingee Panchayat Union,
Villupuram District.

Sir/ Madam,

Sub : Sub Division - Office of the Assistant Director of Town and Country Planning - Villupuram District – Gingee Taluk – Gingee Panchayat Union – Jeyankondan Panchayat and Village – S.F.No: 91/33 – to an extent of 0.21 Acres (or) 850.00 Sqm - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicant Thiru. Ghouse Basha, Online Reference No.: 69WV22LQ, dated: 20.05.2026.
2.District Town and country planning Office, Villupuram District Letter No. 69WV22LQ /2026/TCP (OSR Charges raised, Date: 03.06.2026)
3.Joint Director, Agriculture Department Dry Land NOC Ir.No: C2/5442/2026, Dated: 22.05.2026
4.Circular from the Director of Town and Country Planning, Roc. No 19799/2020, Dated:24.12.2020
5. G.O.(Ms)138, Housing and Urban Development Department, Dated: 04.06.2004.
6. G.O.(Ms)79, Housing and Urban Development Department, Dated: 04.05.2017.
7. G.O.(Ms)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.(Ms)141, Housing and Urban Development Department, Dated: 23.09.2020.
9. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
11. OSR and Demand Payment Request Letter, Dated:03.06.2026 & 04.06.2026.
12. Applicant Thiru.Ghouse Basha, Letter Payment of OSRA, Development Charges & Centage Fees Dated: 04.06.2026 & 08.06.2026.
13. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
14. G.O.(Ms).No.95, Housing and Urban Development [UD4(1)] Department Dated:04.08.2023.

With reference to the 1st letter cited, applicant has requested for the Sub Division in Villupuram District, Gingee Taluk, Gingee Panchayat Union, Jeyankondan Panchayat and Village, S.F.No: 91/33 – to an extent of 0.21 Acres (or) 850.00 Sq.m forwarded to District Town and Country Planning, Villupuram for concurrence.

In continuation, the Sub-Division Approval plan has been approved and approved number issued as L.P/A.D.T.C.P (VD) No:154/2026 and enclosed with 5 set of original maps have been forwarded with it for further action.

It is requested to send a copy of the letter to this office immediately. After, the final approval is given by the local body,

It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders

1. As per G.O.(Ms) 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)

2. 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.

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

Scrutiny Charges – Rs.1275/- Dated: 20.05.2026

OSR Charges – Rs.6800/- Dated: 04.06.2026

Sub Division Charges – Rs.4000/- Dated: 08.06.2026

Development Charges – Rs.1700/- Dated: 08.06.2026

Centage Charges – Rs.3000/- Dated: 08.06.2026

Copy to

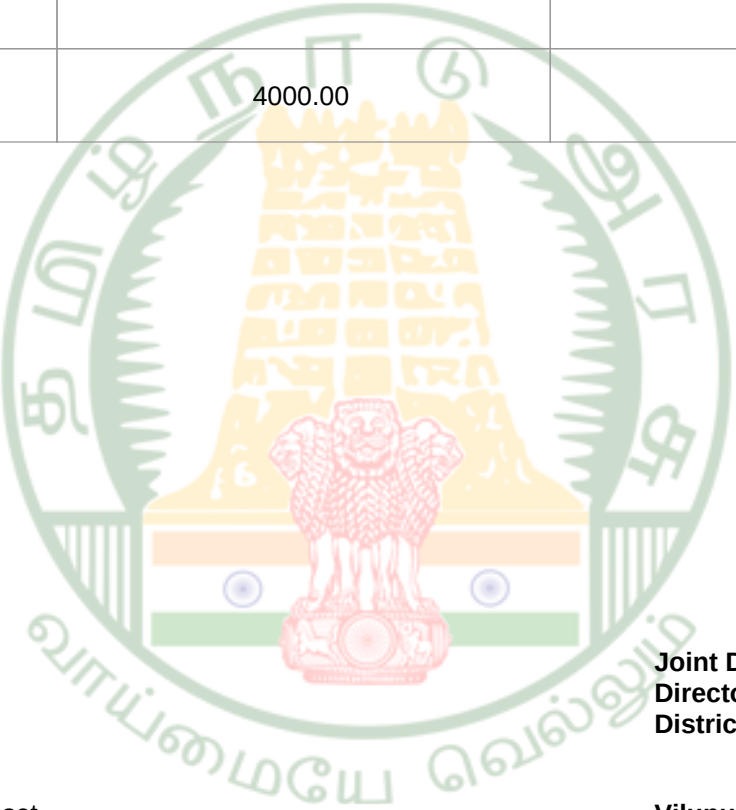
1. Thiru. Ghouse Basha
No : 20B, Muthu Bharathi Street,
Krishnapuram,
Gingee,
Villupuram.

2. Tahsildar,
Gingee Taluk
Villupuram.

3. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore,
Chennai - 600 008.

4. Assistant Director,
Survey & Land Records,
Villupuram District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1275	20/05/2026
2	OSR Fee		
3	Centage Charges	3000.00	08/06/2026
4	Development Charges	1700.00	08/06/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	4000.00	08/06/2026



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

Vilupuram District.

Enclosure

1.Layout original map and Condition – 2 set

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](#)



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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.

