PP APPROVAL RECORD

Planning Permission

Survey 137/3B1A and 1 more

Devanur T Panchayat and, Kandachipuram taluk

Vilupuram district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

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. 307/2026/TCP

Date : 22/10/2026

From:

Joint Director / Deputy Director / Assistant Director

56 A, Govt Hospital Road, Villupuram

To :

Block Development officer / Special officer,
Mugaiyur Panchayat union,
Kandachipuram Taluk,
Villupuram District.

Sir/ Madam,

Sub : Sub Division - District Town and Country Planning Office - Villupuram District– Kandachipuram Taluk – Mugaiyur Panchayat Union– Devanur T Panchayat and Village, S.F.No. 137/3B1A & 137/51A1 – Extent 0.34 Acre (1394.00 Sq.m)- Technical Approval issued - forwarded for further action - Reg.

Ref : 1. Applicant Tvl. Basheer Ahamed.M, Jamal Basha.A, Jakeer.S and Kamal Basha.J, Online Reference No. 85KHIKHN /2026/TCP, Dated: 09.09.2026.

2. G.O. Ms. No.79, Housing and Urban Development Department, Dated: 04.05.2017.

3. G.O. Ms. No.53, Housing and Urban Development Department, Dated: 28.03.2025.

4. G.O. Ms. No.149, Housing and Urban Development Department, Dated: 31.07.2026.

5. Circular from the Commissioner of Town and Country Planning, letter No.7216/2024/TCP5, Dated: 17.08.2026.

6. District Town and Country Planning Office, Villupuram District Letter No. 85KHIKHN /2026/TCP, OSR Charges raised on dated:09.10.2026.

7. Circular from the Director of Town and Country Planning, Roc.No.19799/2020, Dated:24.12.2020.

8. G.O. Ms. No.138, Housing and Urban Development Department, Dated: 04.06.2004.

9. G.O. Ms. No.18, Municipal Administration and Water Supply Department, Dated:04.02.2019 and G.O.Ms. No.16, Municipal Administration and Water Supply Department, dated:31.01.2020.

10. G.O. Ms. No.141, Housing and Urban Development Department, Dated:23.09.2020.

11. G.O. Ms. No.181, Housing and Urban Development Department, Dated:09.12.2020 and G.O. Ms. No.141, Housing and Urban Development Department, Dated:16.07.2022.

12. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

13. Circular from the Commissioner of Town and Country Planning, letter No.13686/2017/LA1, Dated: 08.09.2017.

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

15. Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated: 14.10.2019.

16. Circular from the Director of Town and Country Planning, Roc No.11281/2023/TCP5, Dated:12.05.2023.

17. G.O.Ms.No.155, Housing and Urban Development Department, Dated.08.10.2025.

18. Demand payment Request Letter, Dated.14.10.2026 (Requiring Centage Charges, Subdivision Charges and Development Charges).

19. Applicant Tvl. Basheer Ahamed.M, Jamal Basha.A, Jakeer.S and Kamal Basha.J, Demand payment Submitted Letter, Dated:12.10.2026, 15.10.2026 & 16.10.2026 (OSR Charges, Centage
Charges, Subdivision Charges and Development Charges).

20. Joint Director, Agriculture Department Dry Land NOC Lr.No.C2/6504/2026, Dated.27.06.2026.

With reference to the 1st Cited letter, applicant has requested for the approval of Sub Division in Villupuram District, Kandachipuram Taluk, Mugaiyur Panchayat Union, Devanur T Panchayat
and Village, S.F.No. 137/3B1A & 137/51A1 – Extent 0.34 Acre (1394.00 Sq.m)
In accordance with the Government Orders cited in References 2 to 4 above and in compliance with the Guidelines stipulated in the Circular issued by the Commissioner of Town and Country
Planning, cited in Reference 5 above, it was ascertained from the Revenue Records that no cultivation had been carried out in the proposed site for three Faslis, including the current Fasli.
Hence, approval is hereby accorded for the proposed residential Sub Division, subject to the following General conditions.
Conditions:
1. As per the condition, the Sub Division has been approved and approved number issued as SWP/LP/DTCP (V.D) No.307/2026, and enclosed with 2 set of original maps and gift deeded
documents has been forwarded with it for further action.
2. It is informed that final approval for the Sub Division may be accorded only after collecting the requisite charges payable for the said Sub Division as per the Government Orders in force
and after ensuring compliance with all the conditions stipulated by this office.
3. After the approval of the local body. It is requested to send the approved residential Sub Division map to the concerned registration department office and land survey department for
information and appropriate action.
4. As per circular cited in 14th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website.
5. With reference to the 2nd and 3rd Government Orders, 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% Guideline 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)

6. 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.

7. According to the Circular No.12544/14/CB dated:04.07.2014, “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.”

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

Scrutiny Charges – Rs. 2091 Dated:09.09.2026
OSR Charges – Rs. 450262 Dated:12.10.2026
Centage Charges – Rs. 4500 Dated:16.10.2026
Sub Division Charges – Rs. 6000 Dated:15.10.2026
Development Charges – Rs. 2788 Dated:15.10.2026

Assistant Director,
District Town and Country Planning Office
Villupuram District.

Copy To:
1.Tvl. Basheer Ahamed.M, Jamal Basha.A, Jakeer.S and Kamal Basha.J,
No.12/30, Aadu Thotti Street,
Tiruvannamalai Town,
Thiruvannamalai - 606601
Mobile Number – 9003388158

2.Thasildar,
Tamil Nilam,
Kandachipuram Taluk,
Villupuram District.

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

4.Sub Registrar,
Aragandanallur Sub Registrar Office,
Viluppuram Taluk,
Villupuram District.

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

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	2091	09/09/2026
2	OSR Fee		
3	Centage Charges	4500.00	15/10/2026
4	Development Charges	2788.00	15/10/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	6000.00	15/10/2026

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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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.