Verified RealEstate™

REFERENCE
214/2026

ISSUED
11 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 105/84

Panankuppam Panchayat and, Villupuram 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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

56 A, Govt Hospital Road, Villupuram

ROC No. 319/VPM/2026/TCP Date : 06/11/2026

From:

Joint Director / Deputy Director / Assistant Director

56 A, Govt Hospital Road, Villupuram

To :

To:
Block Development officer / Special officer,
Koliyanur Panchayat union,
Villupuram Taluk,
Villupuram District.

Sir/ Madam,

Sub : Site Approval - District Town and Country Planning Office - Villupuram District – Villupuram Taluk – Koliyanur Panchayat Union – Panankuppam Panchayat and Village, S.F.No. 105/84 – Extent 0.035 Acre (144.00 Sq.m)- Technical Approval issued - forwarded for further action - Reg.

Ref : 1. Applicant Thiru. N.Rajagiri, Online Reference No. E3B2PY0L /2026/TCP, Dated: 02.11.2026.

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. E3B2PY0L/2026/TCP, OSR Charges raised on dated:06.11.2026.

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.06.11.2026 (Requiring Centage Charges, Subdivision Charges and Development Charges).

19. Applicant Thiru. N.Rajagiri, Demand payment Submitted Letter, Dated:06.11.2026 & 06.11.2026 (OSR Charges, Centage Charges, Subdivision Charges and Development
Charges).

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Site in Villupuram District, Villupuram Taluk, Koliyanur Panchayat Union,
Panankuppam Panchayat and Village, S.F.No. 105/84, Extent 0.035 Acre (144.00 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 Site, subject to the following General conditions.
Conditions:
1. As per the condition, the site has been approved with the boundary of “A to D” and Site Approval issued as SWP/LP/DTCP (V.D) No.319/2026, 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 Residential Site may be accorded only after collecting the requisite charges payable for the said Residential Site 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 Site 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. 216 Dated:02.11.2026
OSR Charges – Rs. 26496 Dated:06.11.2026
Centage Charges – Rs. 900 Dated:06.11.2026
Sub Division Charges – Rs. 1200 Dated:06.11.2026
Development Charges – Rs. 288 Dated:06.11.2026

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

Copy To:
1.Thiru. N.Rajagiri
No.15 Thiruppanazhvar Street,
Shanmugampuram Colony,
Villupuram-605602

2.Thasildar,
Tamil Nilam,
Villupuram 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,
Valavanur Sub Registrar Office,
Villupuram 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	216	02/11/2026
2	OSR Fee		
3	Centage Charges	900.00	06/11/2026
4	Development Charges	288.00	06/11/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	1200.00	06/11/2026

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

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.