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REFERENCE
332/VPM

ISSUED
14 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 198/3A1 and 8 more

Panyapuram Panchayat and, Vikravandi 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. 332/VPM/2026/TCP Date : 14/11/2026

From:

Joint Director / Deputy Director / Assistant Director

56 A, Govt Hospital Road, Villupuram

To :

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

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning Office - Villupuram District– Vikravandi Taluk –Vikravandi Panchayat Union– Panyapuram Panchayat and Village, S.F.No. 198/3A1, 198/4B2, 198/4C, 198/5B, 198/6A. 199/3A1, 199/3B, 199/3D, 199/4A – Extent 2.45 Acre (9934 Sq.m) - Technical Approval issued - forwarded for further action - Reg.

Ref : 1. Applicant Tvl.Mohamed Ismail and Ashiq Ahmed, Online Reference No. GUPHAKCL/2026/TCP, Dated: 28.08.2026.

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. GUPHAKCL/2026/TCP, Road pattern issued on dated:29.09.2026.

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

8. Applicant Tvl.Mohamed Ismail and Ashiq Ahmed, Gift deed document No:5092/2026, Dated.06.10.2026.

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

10. 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.

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

12. 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.

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

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

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

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

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

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

19. Demand payment Request Letter, Dated.29.09.2026 & 13.11.2026. (Requiring OSR Charges, Centage Charges, Subdivision Charges and Development Charges).

20. Applicant Tvl.Mohamed Ismail and Ashiq Ahmed, Demand payment Submitted Letter, Dated: 10.11.2026 & 13.11.2026 (OSR Charges, Centage Charges, Subdivision Charges
and Development Charges).

21. Executive Engineer, WRD, Lower Pennar Basin Division, Culvert NOC, ROC.417m/Koo.705/va pi/ee va aa – 2 /2026/Dated.3.10.2026

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Villupuram District, Vikravandi Taluk, Vikravandi Panchayat Union,
Panyapuram Panchayat and Village, S.F.No. 198/3A1, 198/4B2, 198/4C, 198/5B, 198/6A. 199/3A1, 199/3B, 199/3D & 199/4A, Extent 2.45 Acre (9934 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.
Further, with reference to the 6th cited letter, the road pattern for the proposed residential layout was issued by this office on 29.09.2026. The applicant was directed to hand
over the portion of land earmarked for roads and public purposes to the local body and TANGEDCO.
Subsequently, the applicant, Tvl.Mohamed Ismail and Ashiq Ahmed has handed over the earmarked portion of land vide the 8th reference cited, along with the Gift Deed
document to the President, Panyapuram Panchayat on 06.10.2026.
Hence, approval is hereby accorded for the proposed residential layout, subject to the following General and Special conditions.

Conditions:
1. As per the condition, the layout has been approved and approved number issued as SWP/LP/DTCP (V.D) No.332/2026, 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 layout may be accorded only after collecting the requisite charges payable for the said layout 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 layout map to the concerned registration department office and land survey
department for information and appropriate action.
4. As per circular cited in 15th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website.
Special Conditions.
1. a) With reference to the 11th cited and 12th cited Government orders, if the located site lies in the Municipal/ Corporation areas: The owners / developers shall be allowed
either to carry out infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local
body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the
infrastructure developed by the owners / developers, the local bodies shall ensure the quality of the works done by the owners/ developers. Reasonable period to be prescribed
for up keep/maintenance of the roads and drains by the owners/ developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the
plots developed in the layout or 5 years whichever is later.

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 13th cited and 14th cited letter, the concern local body must issue the final approval after transfer of earmarked road, public areas, Survey Number
sub-division in favor 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. 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)

5. 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 asnd Country Planning Department is not the right
organization to decide this.”

Layout General Conditions:
1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the Layout Plan approved by the District Town
and Country Planning Office shall not be done without the prior approval of the District Town and Country Planning Office.
2. The corners of the plots located at the junction of two roads should be laid with the splay shown on the approved Layout Plan.
3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling the above two conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for public purposes. Also, only in
those places where the land use is requested to be changed, only those developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local
body only after obtaining the prior approval of the department.
5. If a low voltage / high voltage powerline / telegraph line is laid through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout
Plan.
6. The hollowed part of the layout should be raised to street level.
7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in succession of the road boundary.
8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the applicant should obtain permission from the
District Town and Country Planning Office and the Local Body Office concerned for each building.
9. As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office, If any problem arises regarding the right of
land for the plot, it should be considered and decided by the local body.
10. Once the applicant receives the approval of the layout plan from the District Town and Country Planning

office, the approved layout plan shall be permanently published at
the entrance of the layout without any change / release fir public view through a 6' x 4' permanent Display board along with the details of resolution number and date of
approval of the layout.
11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right can be asserted on the
ground that subdivision has been approved where there is no actual title to the land.
12. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is a situation where the Planning
Permission / Concurrence approval for the plot may be affected, the planning permission/ concurrence approval granted to the layout will be cancelled by the District Town and
Country Planning Office without any prior notice.
13. A copy of the Plan approved by the Villupuram District Town and Country Planning office along with a copy of this order shall be compulsorily provided to the purchasers
while selling plots for sale.
14. Local Authority should ensure the applicant, that empty pipes (large-size Hume pipes/HDPE pipes) of a minimum diameter of 0.15 m shall be laid along the outer edges of
the layout roads to accommodate telecommunication cables as per the Government Order cited 18th in the reference.
15. The applicant must follow the conditions specified in the 21st cited letter. Before granting final approval, the local body must ensure that the culvert is constructed and all
conditions are met.
16. Local Authority should ensure no compound wall shall be constructed closing/blocking the gifted roads.

As per TNCDBR-2019 the following fee and charges are collected as follows:
Scrutiny Charges – Rs. 14901 Dated:28.08.2026
OSR Charges – Rs. 125953 Dated:10.11.2026
Centage Charges – Rs. 21000 Dated:13.11.2026
Sub Division Charges – Rs. 28000 Dated:13.11.2026
Development Charges – Rs. 19868 Dated:13.11.2026

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

Copy To:
1.Tvl.Mohamed Ismail and Ashiq Ahmed,
No. 14A, Madha Koil Street,
Kolathur Village,
Kanai Village,
Villupuram-605301.

2.Thasildar,
Tamil Nilam,
Vikravandi 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,
Vikravandi Sub Registrar Office,
Vikravandi 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	14901	28/08/2026
2	OSR Fee		
3	Centage Charges	21000.00	13/11/2026
4	Development Charges	19868.00	13/11/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	28000.00	13/11/2026

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
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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.