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REFERENCE
228 /2026

ISSUED
18 September 2026

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.

Verified RealEstate™
3/350/2 Mettukuppam,
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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

56 A, Govt Hospital Road, Villupuram

ROC No. 236-2026/2026/TCP Date : 03/09/2026

From:

Joint Director / Deputy Director / Assistant Director

56 A, Govt Hospital Road, Villupuram

To :

The President,
Thiruchitrambalam village Panchayat,
Vanur Panchayat Union,
Villupuram District.

Sir/ Madam,

Sub : Sub Division - Office of the Assistant Director of Town and Country Planning - Villupuram District – Vanur Taluk – Vanur Panchayat Union – Thiruchitrambalam village Panchayat and Pattanur Village – S.F.No: 22/10A1 – to an extent of 0.28 Acres (or) 1138.00 Sq.m - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicant Thiru. G.Jayabalan the Sub Division proposal received through online vide reference No: XESGVRA2/2026, dated: 20.08.2026.
2.District Town and country planning Office, Villupuram District Letter No. XESGVRA2/2026/TCP (OSR Charges raised, Date: 28.08.2026).
3.G.O.(Ms.)No.149, Housing and urban development department, dated:31/07/2026
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:28.08.2026 & 31.08.2026.
12.Applicant Thiru.G.Jayabalan , Letter Payment of OSRA, Development Charges & Centage , Dated: 31.08.2026 & 01.09.2026.
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.
15.Circular from the Commissioner of Town and Country Planning, Roc. No 7216/2024, Dated:17.08.2026.

With reference to the 1st letter cited, applicant has requested for the subdivision layout in Villupuram District , Vanur Taluk , Vanur Panchayat Union , Thiruchitrambalam village Panchayat and Pattanur Village , S.F.No: 22/10A1 to an extent of 0.28
Acres (or) 1138.00 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:236/2026 and 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.1,707/- Dated: 20.08.2026
OSR Charges – Rs.28,450/- Dated: 31.08.2026
Sub Division Charges – Rs.4,000/- Dated: 01.09.2026
Development Charges – Rs. 2,276/- Dated: 01.09.2026
Centage Charges – Rs.3,000/- Dated: 01.09.2026

Copy to

1. Thiru. G.Jayabalan,
   No.43, Indira Nagar,
   Pattanur Village,
   Vanur Taluk,
   Viluppuram District-605009.

2. Tahsildar,
   Vanur 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	1707	20/08/2026
2	OSR Fee		
3	Centage Charges	3000.00	01/09/2026
4	Development Charges	2276.00	01/09/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	4000.00	01/09/2026

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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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.