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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

56 A, Govt Hospital Road, Villupuram

ROC No. 3368A7GE/2025/TCP Date : 24/04/2025

From:

Joint Director / Deputy Director / Assistant Director

56 A, Govt Hospital Road, Villupuram

To :

The Commissioner ,
Tindivanam Municipality,
Tindivanam Taluk,
Villupuram District.

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of Town and Country Planning - Villupuram District - - Tindivanam Taluk –Tindivanam Municipality – Gidangal Village, Ward-D, Block-13,T.S.No:122, 123, 124, 125/1, 125/2, 127/2 & 129(Old S.F.No:278/2A3A, 278/4, 279/6A1, 279/6A2, 279/6A3 & 279/6B) – Extent 3.80 Acre or 15,361 Sq.m – Technical clearance issued- forwarded for further action – Reg.

Ref : 1) Applicants Tvl.1).Kishore Gajula (M/s. Shri Guhan Ventures LLP) & 2) D.Lakshith, Online Reference No. 3368A7GE, Dated:14.04.2025.
2) District Town and country planning Office, Villupuram District Letter No. 3368A7GE /2025/TCP. (Road pattern issued on 22.04.2025)
3) Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020, Dated:24.12.2020
4) Applicants Tvl.1).Kishore Gajula (M/s. Shri Guhan Ventures LLP) & 2) D.Lakshith, Gift deed (Local Body) Document No. 1080/2024, Dated.22.04.2025.
5) G.O(Ms) No:138, Housing and Urban Development Department, Dated: 04.06.2004
6) Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
7) G.O(Ms) No:18, Department of Municipal Administration and Water Supply, Dated:04.02.2019 and G.O (Ms) No: 16, Department of Municipal
Administration and Water Supply, dated: 31.01.2020.
8) G.O (Ms) No:141, Housing and Urban Development Department, Dated: 23.09.2020
9) G.O (Ms) No:181, Housing and Urban Development Department, Dated: 09.12.2020
10) Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11) Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, dated: 08.09.2017.
12) Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022.
13) Applicants Tvl.1).Kishore Gajula (M/s. Shri Guhan Ventures LLP) & 2) D.Lakshith, Letter Centage Fees, Dated: 23.04.2025

With reference to the 1st letter cited, Applicant has requested for the approval of Residential layout in, Villupuram District, Tindivanam Taluk,
Tindivanam Municipality, Gidangal Village, Ward-D, Block-13,T.S.No:122, 123, 124, 125/1, 125/2, 127/2 & 129(Old S.F.No:278/2A3A, 278/4, 279/6A1,
279/6A2, 279/6A3 & 279/6B) – Extent 3.80 Acre or 15,361 Sq.m. The layout proposal received in this office for concurrence.
In continuation, with reference to the 2nd letter cited, Road pattern for Residential layout has been issued by the Villupuram District office on
22.04.2025.Further the Applicants Tvl.1).Kishore Gajula (M/s. Shri Guhan Ventures LLP) & 2) D.Lakshith has gifted the road, road splay & Public Purpose
areas have handed over to the local body vide Gift deed document No: 1080/2025, Dated.22.04.2025. Hence, this Residential layout has been approved
with the following conditions.

As per the condition, the layout has been approved and approved number issued as L.P/A.D.T.C.P (VD) No:91/2025. And enclosed with 5 set of
original maps and gift deeded documents has been forwarded with it for further action.
1) Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per Condition
no.1(b).
2) 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
3) It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.
4) As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Tahsildhar to update in Tamilnilam website.
Special Conditions
1) a) With reference to the 8th cited and 9th Government order, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees
including the charges for providing amenities like roads, storm water drains and street lights from the Applicant After collecting the necessary fees the final
layout sketch, permit of planning authority along with approval of Local Body shall be issued to the Applicant directly.

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 (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 10th cited and 11th cited letter, the concern local body must issue the final approval order after transfer of earmarked road areas
S.F.No sub-division in favour of concern local body.
3) With reference to the 13th cited, Honourable Madras High Court Writ Petition No.28437/2021, Dated.15.07.2022If within three years from the date of
the publication of the notice in the Tamil Nadu Government Gazette under section 26 or section 27
a)no declaration as provided in sub-section (2) of section 37 is published in respect of any lad reserved, allotment or designated for any purpose
specified in a regional plan, master plan, detailed development plan or new town development plan covered by such notice; or
b) such land is not required by agreement, such land shall be deemed to be released from such reservation allotment or designation.
4) 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.
5) According to the Circular No. 12544/14 /Spl.cell 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 entitlement to development is
verified in the documents submitted with the Applicant 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.
6) As per TNCDBR-2019 the following fee and charges are collected as follows:

Copy to:

1) Tvl.1).Kishore Gajula (M/s. Shri Guhan Ventures LLP) & 2) D.Lakshith
No.62/5, Mariamman Koil Street,
Ellaipillaichavady,
Pudhucherry -605 013.

2) Tahsildar ,
Tindivanam 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	23067	14/04/2025
2	OSR Fee		
3	Centage Charges	26100.00	23/04/2025
4	Development Charges	30722.00	23/04/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	43500.00	23/04/2025

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.