Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Town and Country Planning Department(Planning Permission)

56 A, Govt Hospital Road, Villupuram

ROC No. V01NEGPP/2025/TCP Date : 17/04/2025

From:

Joint Director / Deputy Director / Assistant Director

56 A, Govt Hospital Road, Villupuram

To :

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

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of Town and Country Planning - Viluppuram Distrct – Vanur Vanur Taluk - Vanur Panchayat Union – Thiruchitrambalam Panchayat & Pattanur Village S.F.No148/2B3, 148/2B4, 148/2B5, 148/2B6, 148/2B7, 148/2B8A & 148/2B9A – to an extent of 1.193 Acre or 4829 Sq.m – Technical clearance issued- forwarded for further action – Reg.

Ref : 1) Applicants Tvl. 1) G. Saravanan, 2) S Sakthivel, 3) J Vennila, & 4) A Ramalingam & 5) S Subash Chandran, The layout proposal received through online
vide reference No: V01NEGPP, Dated: 31.03.2025
2) District Town and country planning Office, Villupuram District Letter No. V01NEGPP /2025/TCP. (Road pattern issued date:11.04.2025)
3) Joint Director , Villupuram District, Agri NOC Letter No.C2/4076/2025, Dated:09.04.2025
4) Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020,
Dated: 24.12.2020.
5) Applicants Tvl. 1) G. Saravanan, 2) S Sakthivel, 3) J Vennila, & 4) A Ramalingam & 5) S Subash Chandran, Gift deed (Local Body) Document No.
2595/2025,Dated: 15.04.2025.
6) G.O(Ms) No:138, Housing and Urban Development Department, Dated: 04.06.2004
7) G.O(Ms) No:79, Housing and Urban Development Department, Dated: 04.05.2017.
8) 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.
9) G.O (Ms) No:141, Housing and Urban Development Department, Dated: 23.09.2020
10) G.O (Ms) No:181, Housing and Urban Development Department, Dated: 09.12.2020
11) Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12) Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1,
Dated: 08.09.2017.
13) Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3,
Dated: 07.01.2022.
14) Applicants Tvl. 1) G. Saravanan, 2) S Sakthivel, 3) J Vennila, & 4) A Ramalingam & 5) S Subash Chandran, OSR Charges, Dated: 16.04.2025 & Centage
Charges & Developement Charges , Dated: 16.04.2025.
15) Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2,
Dated: 14.10.2019.

With reference to the 1st letter cited, Applicants has requested for the approval of Residential layout in Villupuram District , Vanur Taluk, Vanur Panchayat
Union, Thiruchitrambalam Panchayat & Pattanur Village S.F.No148/2B3, 148/2B4, 148/2B5, 148/2B6, 148/2B7,

148/2B8A & 148/2B9A to an extent of
1.193 Acre or 4829 Sq.m. The layout proposal received in this 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 11.04.2025.
Further the Applicants Tvl. 1) G. Saravanan,
2) S Sakthivel, 3) J Vennila, & 4) A Ramalingam & 5) S Subash Chandran, has gifted the road, road splay & Public Purpose areas have handed over to the
local body vide Gift deed document No: 2595/2025,Dated: 15.04.2025. Hence, this Residential layout has been approved with the following conditions.

1) As per the condition, the layout has been approved and approved number issued as L.P/A.D.T.C.P (VD) No:86/2025. And enclosed with 5 set of original
maps and gift deeded documents has been forwarded with it for further action.
2) 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).
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) It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.
5) 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 9th cited and 10th 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 Applicantss After collecting the necessary fees the
final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the Applicants(s) 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 Applicants (s) directly, only after ensuring that the Applicants 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 11th cited and 12th 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) 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 Applicants has requested to follow the protocols as per instruction given by TNRERA.
4) As per G.O.(Ms)No: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)
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 Applicants's entitlement to development is
verified in the documents submitted with the Applicants'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 Applicants. 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) G. Saravanan, 2) S Sakthivel, 3) J Vennila, & 4) A Ramalingam & 5) S Subash Chandran
No.14, Anna Nagar,
Koothapakkam,
Cuddalore- 607002.

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	7244	31/03/2025
2	OSR Fee	2023272	16/04/2025
3	Centage Charges	5400.00	17/04/2025
4	Development Charges	9658.00	17/04/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	7200.00	17/04/2025

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,
Vilupuram District.

Enclosure

1.Layout original map and Condition – 2 set

Validity unknownSignature valid

Signed by: Assistant Director
Location:Vilupuram
Date:2025.04.17 12:57:03



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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