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Layout Application - Final Approval Letter

Roc No: A1/86/2026 **Date:** 6/16/26 2:11 PM

From:

Executive officer

44713,Bypass Main Road,Vikravandi,Vikravandi(Tk),Villupuram(Dt),605652

To :

Tvl Chandrasekar , Vadivel and Jayaprakash No-25,Link Road ,Panruti Town / Taluk,Cuddalore-607106

Online Application Number: 9HBUVV57

Sir/ Madam,

Sub :

Approval of Layout - Villupuram District – Vikiravandi Taluk,Vikiravandi Town Panchayat –Vikiravandi west Village Survey No.740/2A1A, 740/3A,740/4B1A1,741/2A,–Tvl. Chandrasekar, Vadivel and Jayaprakash in, vikkiravandi Laid Residential plot for an Extent of 2.34 acres (9467.0 Sq. mtrs) land – Residential Layout Technical Concurrence Issued – Final Approval Issued - Regarding

Technical approval given by Assistant Director of Urban Development -Villupuram District – Fee for approval of plot paid by plot owner – As per norms – Request permission for final approval of plot subject to conditions –Regarding

Ref :

1. G.O.(Ms.)No.138, Housing and Urban Developmentdepartment dated: 04-06-2004.
2. G.O.(Ms.)No:79, Department of Housing and Urban Development dated:04.05.2017.
3. G.O.(Ms.) No:18, Department of Municipal Administration and water supply, dated:04.02.2019
4. G.O.(Ms.) No:16, Department of Municipal Administration and water supply, dated:31.01.2020.
5. G.O.(Ms.) No.141 Department of Housing and Urban Development (Runu4(3)) Department Date:23.09.2020.
6. Ordinance No.181 Department of Housing and Urban Development (Runu4(3)) Date: 09.12.2020.
7. Circular No.13686/2017/DUH1 dated 08.09.2017 of Urban Development Commissioner,

Chennai.
8. Letter No. C2/13487/2025 dated 11.12.2025 from the Joint Director, Department of Agriculture, Villupuram District.
9. Additional Secretary, Department of Environment and Climate Change, Government of Tamil Nadu/Environment Commissioner's letter RC No.PP1/1233/2016 dated 12.07.2016.
10. Tvl.Chandrasekar, Vadivel and Jayaprakash in Vikiravandi Town Panchayat Application No :9HBUVV57/2026/TCP, Date : 27.06.2025.
11. Scrutiny fee of Rs.14201/- dated 09.12..2025 paid along with the plot application dated 12.02.2026, centage fee of Rs.21000/- and development fee of Rs.18934 subdivision charges of Rs..28000 and OSR Charges of Rs.1382184/- on 13.02.2026.
12. Assistant Director, Urban Development Assistant Director, District Urban Development Office, Villupuram vide No.9HBUVV57/2026/TCP dated.16.02.2026 and website approval.
13. Day of Direct Field Inspection of Ananthapuram Town Panchayat Executive Officer and Junior Engineer on.08.06.2026.
14. Executive Officer,Vikiravandi Town Panchayat query letter No.A1/86/2026 dated 08.06.2026.
15.Authorization fee Rs.874306/- received in Indian Bank, Adyar Account No. 7316069056 maintained through Town panchayat on 11.06.2026.
16.Applicant Tvl.Chandrasekar, Vadivel and Jayaprakash in Vikiravandi Gift Deed No.622/2026, Dated:10.02.2026.
17. Vikiravandi Town Panchayat Resolution No.506 Dated.29.08.2025.
18. Related Document

Body:

As per the GO cited above vide (1) to (6) and circular cited by TheDirectorate of Town and Country planning,Chennai vide (7)andthe other online application received for the issuance of concurrence for the residential layout approval by Tvl. Chandrasekar, Vadivel and Jayaprakash in, Vikiravandi at Villupuram District, , Vikiravandi Taluk, Vikiravandi west Village, Survey No. 740/2A1A, 740/3A, 740/4B1A1 and 741/2A at an extent of 2.34 acres (9467.0 sq. mtrs) residential plot has been formed and following the application on the website as previewat ref (10).

TheAssistant Director, District Town and Country planning Office, Villupuram District as approved a technical concurrence approval through SWP Application Number: 9HBUVV57/ 2026 / TCP Dated.16/02/2026 and Road website approval Roc No: 9HBUVV57/ 2026 / TCP. Dated: 16/02/2026.

Further, in order to process final approval to the Newly formed layout, The Executive Officer and Junior Engineer personally conducted a field inspection of the said layout on 08.06.2026 and A Demand letter cited in Ref (14) was issued to the Layout owner.

As per the above details, the Demand amount raised on the website for Rs.874306/- which has been paid by the Owner of the layout and the above said amount has been remitted inIndian Bank, Aadyar Branch Account No 7316069056 of Indian Bank maintained under the Vikiravandi Town Panchayat.

Therefore, subject to the conditions mentioned in the orders and letters in view (1) to (11), Villupuram Zone.Assistant Director, Villupuram District Town and Country planning Office SWP Application Number: 9HBUVV57/2026/TCP Dated.16.02.2026. and Road Pattern website approval 9HBUVV57/2026/TCP Dated.16.02.2026. as per the order/plan approved. I hereby issuing the final approval for the above said Tvl. Chandrasekar, Vadivel and Jayaprakash in Vikiravandi at Villupuram District, Vikiravandi west Village, Survey No. . 740/2A1A, 740/3A, 740/4B1A1 and 741/2A at an extent of 2.34 acres (9467.0 sq. mtrs) residential plot with the subjected terms and Special Conditions.

Development Department.
5. If a low voltage/high voltage power line/telegraph line is located inside the plot, the line should be shifted to the edge of the road or as shown on the approved plot plan.
6. The hollow part of the plot should be raised to the street level.

7. Shade trees on all streets exceeding 7.2 meters in width should be planted not more than 9.00 meters in succession and 1.00 meters from the road boundary.

8. The petitioner should obtain approval from the concerned Executive Officer, Vikiravandi Town Panchayat. Before construction of buildings on the land in the subdivision, permission should be obtained from the Urban Development Department and the local government for each building.

9. The Above said Layout is approved through the Planning Permission/Concurrence issued by District Town and Country Planning Office, if any allegation and error raised regarding the right of land for the plots, the decision will be taken by the local body.

10. Once the petitioner receives the approval of the plot map from the Director of Town and Country Planning, the approved plot map should be permanently published at the entrance gate of the plot without any change/removal for public viewing and also the resolution number and date of the approval of the plot should be clearly mentioned.

11. The land ownership is considered and recognized as per the land title documents submitted by the petitioner and it is also stated that no right can be asserted on the ground that the plot has been approved where there is no actual land title.

12. If the evidence provided regarding land ownership and the documents submitted for consideration are found to be incorrect or the approval for planning Permission/ concurrence may be cancelled by the Town Panchayat without any prior notice.

13. A copy of the plan approved by the Urban Development Department along with a copy of this order must be provided to the buyers of the plots while selling the plots for sale.

14. The proposed roads, Storm water drainage, drinking water facility with main water tank, street lights should be constructed as per local government standards. This guarantee will be cancelled if all the above works are not satisfactory to the municipal administration.

15. All fees paid for this property are subject to audit. If any objection is raised in the audit regarding the charges collected for the plot or if the amount is directed to be paid, the entire amount shall be paid by the plot owner in one instalment.

16. If any fault is found in the conditions permitted in the above plot and any complaints are received and found with proper evidence, this warranty will be cancelled without any prior notice.

Executive officer

Validity unknownSignature valid
Signed by: Executive Officer
Location:Vilupuram
Date:2026.06.16 14:11:43

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

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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.