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DIGITALLY VERIFIED RECORD

நகர் ஊரமைப்பு துறை

அனுப்புநர்

திரு. ச. சிவக்குமார், B.E.,
நகர் ஊரமைப்பு உதவி இயக்குநர்,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
எண்.56/ஏ, தாட்கோ வளாகம்,
அரசு மருத்துவமனை சாலை,
விழுப்புரம் – 605 602.
மின்னஞ்சல் – addtcprovpm@gmail.com
தொலைபேசி எண் – 04146/220045

பெறுநர்

ஊராட்சி மன்றத் தலைவர்,
அன்னம்பாக்கம் ஊராட்சி,
திண்டிவனம் வட்டம்,
விழுப்புரம் மாவட்டம்.

நக.எண்.708/2025/விமா2, நாள்.04.06.2025

ஐயா,

பொருள்: மனைப்பிரிவு– மாவட்ட நகர் ஊரமைப்பு உதவி இயக்குநர் அலுவலகம் – விழுப்புரம் மாவட்ட நகர் ஊரமைப்பு அலுவலகம் – விழுப்புரம் மாவட்டம் – திண்டிவனம் வட்டம் – ஒலக்கூர் ஊராட்சி ஒன்றியம், அன்னப்பாக்கம் கிராமம் –சர்வே எண்கள். 98/5A1A1, 98/5A1A2, 98/5A1A3, 98/5A1A4, 98/5A1B1, 98/5A1B2, 98/5A1B3, 98/5A1B4, 98/5A1C1, 98/5A1C2, 98/5A1D1, 98/5A1D2, 98/5A1E1 மற்றும் 98/5A1E2–ல் 2.97 ஏக்கர் அல்லது 12020 ச.அடி பரப்பளவு கொண்ட மனைபிடத்தில் அமைந்துள்ள மனைப்பிரிவிற்கு தொழில்நுட்ப ஒப்புதல் வழங்கியது – தட்டச்சு பிழை திருத்தம் செய்ய கோரியது– தொடர்பாக.

பார்வை :

1. உதவி இயக்குநர், விழுப்புரம் மாவட்ட நகர் ஊரமைப்பு அலுவலகம் அவர்களின் இணையதள தொழில்நுட்ப ஒப்புதல் கடிதம் ந.க.எண்.9YTG7F2Y/2025/TCP, நாள்.21.03.2025.
2. மனுதாரர் திரு. S. ஜானகிராமன் மற்றும் 7 பேர், சென்னை அவர்களின் கடிதம் நாள்.23.05.2025.

.....

பார்வை (2)–ல் கண்டுள்ள மனுதாரர் கடிதம் மற்றம் இணைப்புகள் பார்வையிடப்பட்டதில் பார்வை (1)–ல் கண்டுள்ள இவ்வலுவலக கடிதம் வாயிலாக ஒப்புதல் வழங்கப்பட்ட மனைப்பிரிவு வரைபடத்தில் தட்டச்சுப் பிழையாக மனைப்பிரிவு சாலைகள் மற்றும் மூலைமுடுக்குகள் 222829.29 ச.மீ என தவறுதலாகவும், மொத்த மனைகளின் எண்ணிக்கை 62 எனவும் உள்ளதனை திருத்தம் செய்து ஆணை வழங்குமாறு கோரப்பட்டுள்ளது.

இதனைத் தொடர்ந்து பார்வை (1)–ல் கண்டுள்ள இணையதள கொள்கை அளவிலான ஒப்புதல் கடிதம் வாயிலாக கொள்கையளவில் ஒப்புதல் வழங்கப்பட்டு தொடர் நடவடிக்கைக்காக உள்ளாட்சிக்கு அனுப்பப்பட்ட இணையவழி மனைப்பிரிவு

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வரைபடத்தில் சாலைகள் மற்றும் மூலைமுடுக்குகள் 222829.29 ச.மீ என தவறுதலாகவும், மொத்த மனைகளின் எண்ணிக்கை 62 எனவும் உள்ளதனை திருத்தம் செய்து சாலைகள் மற்றும் மூலைமுடுக்குகள் 2228.29 ச.மீ எனவும், மொத்த மனைகளின் எண்ணிக்கையை 61 எனவும் திருத்தி வாசித்து தொடர் நடவடிக்கை மேற்கொள்ளுமாறு தெரிவித்துக்கொள்ளப்படுகிறது.

இணைப்பு:

இணையவழியாக ஒப்புதல் வழங்கப்பட்ட
மனைப்பிரிவு வரைபடத்தில் திருத்தம் செய்யப்பட்டு
சான்றொப்பமிட்ட மனைப்பிரிவு வரைபடம்

உதவி இயக்குநர்,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
விழுப்புரம் மாவட்டம்.

4/6/2025 04/6/2025

நகல்:

1. திரு. S. ஜானகிராமன் மற்றும் 7 பேர்,
   எண்.122/11, சுவாமி நாயகன் தெரு,
   சிந்தாதிரி பேட்டை, அண்ணா சாலை,
   சென்னை.
2. வட்டார வளர்ச்சி அலுவலர் (கி.ஊ),
   ஒலக்கூர் ஊராட்சி ஒன்றியம்,
   திண்டிவனம் வட்டம்,
   விழுப்புரம் மாவட்டம்.
3. உதவி இயக்குநர் (நில அளவை),
   மாவட்ட ஆட்சியர் பெருந்திட்ட வளாகம்,
   விழுப்புரம் மாவட்டம்.
4. வட்டாட்சியர்,
   திண்டிவனம் வட்டம்,
   விழுப்புரம் மாவட்டம்.
5. சார்பதிவாளர்,
   அவரப்பாக்கம் சார்பதிவு அலுவலகம்,
   திண்டிவனம் வட்டம்,
   விழுப்புரம் மாவட்டம்.
6. உதவி இயக்குநர் (ஊராட்சிகள்),
   மாவட்ட ஆட்சியர் பெருந்திட்ட வளாகம்,
   விழுப்புரம் மாவட்டம்.
7. Tamil Nadu Real Estate Regulatory Authority,
   No.1A, 1st Street, Gandhi Irwin Bridge Road,
   Egmore, Chennai–600 008.

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Town and Country Planning Department(Planning Permission)

56 A, Govt Hospital Road, Villupuram

ROC No. P14VY883/2025/TCP

Date : 11/04/2025

From:

Joint Director / Deputy Director / Assistant Director

56 A, Govt Hospital Road, Villupuram

To :

The Panchayat President ,
Annampakkam Panchayat ,
Olakkur Panchayat Union,
Tindivanam Taluk,
Villupuram District.

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of Town and Country Planning - Viluppuram Distrct – –Tindivanam Taluk - Olakkur Panchayat Union – Annampakkam Panchayat & Annampakkam Village S.F.Nos: 98/5A1A1, 98/5A1A2, 98/5A1A3, 98/5A1A4, 98/5A1B1, 98/5A1B2, 98/5A1B3, 98/5A1C1, 98/5A1C2, 98/5A1D1, 98/5A1D2, 98/5A1E1 & 98/5A1E2 – to an extent of 2.97 Acre or 12020.00 Sq.m – Technical clearance issued- forwarded for further action – Reg.

98/5A1B4

Ref : 1) Applicants Tvl.1)R.Kalaivani, 2) S.Rameshkumar, 3) K.Subramani, 4)S.Ganeshkumar, 5) J.Venkatesh, 6) J.Shanmuga Sundaram, 7) J.Hemavathi & 8) S.Janakiraman , The layout proposal received through online vide reference No: P14VY883, Dated: 20.01.2025.

2) District Town and country planning Office, Villupuram District Letter No. P14VY883/2025/TCP. (Road pattern issued date:21.03.2025)

3) Joint Director , Villupuram District, Agri NOC Letter No.C2/870/2025, Dated:05.03.2025

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

5) Applicants Tvl.1)R.Kalaivani, 2) S.Rameshkumar, 3) K.Subramani, 4)S.Ganeshkumar, 5) J.Venkatesh, 6) J.Shanmuga Sundaram, 7) J.Hemavathi & 8) S.Janakiraman, Gift deed (Local Body) Document No. 1340/2025,Dated: 28.03.2025.

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)R.Kalaivani, 2) S.Rameshkumar, 3) K.Subramani, 4)S.Ganeshkumar, 5) J.Venkatesh, 6) J.Shanmuga Sundaram, 7) J.Hemavathi & 8) S.Janakiraman, Centage Charges & Developement Charges , Dated: 10.04.2025.

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

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With reference to the 1st letter cited, Applicants has requested for the approval of Residential layout in Villupuram District , Vanur
Tindivanam Taluk, Olakkur Panchayat Union, Annampakkam Panchayat & Annampakkam Village S.F.Nos: 98/5A1A1, 98/5A1A2, 98/5A1A3, 98/5A1B4
98/5A1A4, 98/5A1B1, 98/5A1B2, 98/5A1B3, 98/5A1C1, 98/5A1C2, 98/5A1D1, 98/5A1D2, 98/5A1E1 & 98/5A1E2 to an extent of 2.97 Acre or
12020 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
21.03.2025. Further the Applicants Tvl.1)R.Kalaivani, 2) S.Rameshkumar, 3) K.Subramani, 4)S.Ganeshkumar, 5) J.Venkatesh, 6) J.Shanmuga
Sundaram, 7) J.Hemavathi & 8) S.Janakiraman has gifted the road, road splay & Public Purpose areas have handed over to the local body
vide Gift deed document No: 1340/2025,Dated: 28.03.2025. 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:83/2025. 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

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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)R.Kalaivani, 2) S.Rameshkumar, 3) K.Subramani, 4)S.Ganeshkumar, 5) J.Venkatesh, 6) J.Shanmuga Sundaram, 7) J.Hemavathi & 8)
S.Janakiraman ,
No 122/118, Swamy Naicakn street,
Chintadripet Anna Road,
Chennai.

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.

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S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	18211	20/01/2025
2	OSR Fee		
3	Centage Charges	19500.00	10/04/2025
4	Development Charges	24050.00	10/04/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	26000.00	10/04/2025

23.9.25

Assistant Director
Town & Country Planning Department,
Villupuram - 605 602.

10.9.
23/9/2025

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 unknown

Signed by: Assistant Director
Location Vilupuram
Date 2025.04.11 18:40:14

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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.