

RE

REGULATORY RECORD

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Layout Application - Final Approval Letter

Roc No: 130/2025/A1

Date: 8/28/25 6:52 PM

From:

Executive officer

1,Kamarajar Road,Arakandanallur,Kandachipuram(Tk),Villupuram(Dt),605752

To :

Mr. S. Subramanian (Mr.) S. Barani,
8/174A, Vettavalam Main Road,
Devanoor Village

Online Application Number:

T1KDB1HC

Sir/ Madam,

Sub :

Plot - Villupuram District - Aragandanallur Town Panchayat - Agaram Village - Survey No. 86/2B, 87/3, 4B, 4C2 and 90/2, proposed residential plot with an area of 3.73 acres (or) 15112 square meters, has been approved in principle by the Town and Country Planning Department - Technical approval has been granted to the plot - Final approval by the Town Panchayat - Regarding.

Ref :

- View : 1. Letter No. T1KDB1HC /2024/ 2024/TCP, Date : 03.07.2024
2. Application of Mr. S. Subramanian (M) S. Barani dated. 23.07.2024
3. Aragandanallur Registrar of Deeds Registration No. 4247/2024 dated.16.07.2024.
4. Certificate of Junior Engineer of Thiruvennaiyallur Town Panchayat Assembly dated. 30.07.2025
5. Resolution No. 361 of Aragandanallur Town Panchayat Council dated.25.08.2025
6. Related documents.

Body:

Order

In Aragandanallur, Agaram Revenue Village Survey No. 86/2B, 87/3, 4B, 4C2 and 90/2, under Aragandanallur Town Panchayat, Villupuram District, a residential plot of land has been constructed by Mr. S. Subramanian (Mr.) S. Barani, measuring 3.73 acres (or) 15112 square meters, and the roads, corners, parks and general allotment for local government use located

in the plot have been donated to the Government. Accordingly, as per the letter of the Assistant Director of Urban Planning, Villupuram City as seen in Exhibit 1, technical permission has been granted for the said plot. Based on that, the final approval of the Town Panchayat has been sought as per the application as seen in Exhibit 2 of Mr. S. Subramanian (Mr.) S. Barani.

According to the deed record of the Registrar of Aragandanallur as shown in Exhibit 3, the above land section, including the roads and corner plots as shown in the map, has an area of 4758.35 square meters and a park allotment for local government use of 1065.34 square meters and a public use land area of 54.39 square meters allocated to the local government and an area of 53.44 square meters allocated to the Tamil Nadu Electricity Board has been donated to the government.

The tarmac and both sides of the road constructed in the above land section have been constructed and the amount has been paid to the Electricity Board for street lights, as certified by the Junior Engineer of the Thiruvannainallur Town Panchayat as shown in Exhibit 4.

Further, the areas of 4758.35 square meters including roads and corner blocks donated to the government and 1065.34 square meters of park allocation for local government use and 54.39 square meters of public land allocated to the local government have been received as a donation by the city council and given final approval as per the details shown in View 5.

In order to give final approval to the above land section, the land use fee of Rs. 80400/- was paid online in the government title on 21.08.2025. Further, the inspection fee of Rs. 83000/- payable to the city council account has been credited to this office's E-Taxation Account No. 7316068609 on 20.08.2025 via the website. I am also requesting you to pay the following fees payable to the city council account.

No. Details Amount Rs

1) Vacancy Tax

151201 sqft x 0.10 = 15120 x 13 half year = 196562

2) Drainage = 388534

Total 585096

Therefore, the final approval is given to the plot division subject to the following conditions and the route is ordered.

Conditions

1. No change in the dimensions of the plot, arrangement and dimensions of roads, general allotment dimensions and further subdivision of the plots shall be made without the prior approval of the Town and Country Planning Department for any reason whatsoever.
2. The corners of the plots situated at the intersection of two roads shall be laid out with the splay shown in the approved plan.
3. No land shall be sold, leased or otherwise transferred or any building constructed on any land before the above two conditions are fulfilled.
4. Any land shown on the approved plan shall be used only for the construction of residential houses, except for the plots selected for public purposes. Further, in cases where the land use is requested, prior permission from the Town and Country Planning Department shall be obtained only for those specified in the Residential Use mentioned in TNCDBR-2019.
5. If a low voltage / high voltage electric cable / telegraph cable runs through the land, the cable should be shifted to the edge of the road or as shown on the approved plot plan.
6. The hollow area in the plot should be raised to the street level
7. In all streets exceeding 7.2 meters in width, shade trees should be planted within 1.00 meters from the road boundary, not exceeding 9.00 meters in a row.
8. Before constructing buildings on the plot, permission should be obtained from the Town Planning or Executive Officer for each building according to its measurements.
9. The number of the resolution of the council approved by the plot, the date and the date agreed upon by the council and the applicant should be clearly mentioned on a notice board and permanently published at the place where the plot is approved.
10. If the evidence provided regarding the land title and the documents submitted for consideration are found to be incorrect or if there is a situation that may be affected by the granting of Planning Permission / Concurrence approval for the plot, the Planning Permission / Concurrence approval granted for the plot will be cancelled without any prior notice
11. When selling plots for sale, a copy of this order along with a copy of the approved map by the Town and Country Planning Department must be given to the plot buyers.
12. If it is later found that there is any pending case in the field numbers on which the plot is to be built, the approval given to the plot department will be cancelled without any prior notice.

13. Plots allotted to the economically backward shall not be consolidated or modified. However, if the EWS plots in rural areas are not saleable even after more than 3 years of the approval of the plot, an application for consolidation of EWS plots should be obtained as per Government Order No. 16 Municipal Administration and Water Supply Department dated 31.01.2020.

14. The subdivision fee for defining the above roads as public roads during the survey period should also be paid to the said municipality.

15. It should not be used for the construction of shops, warehouses and non-residential buildings. All areas selected for public facilities shall be used only for the uses indicated in the approved plans. Such areas shall be subdivided in the land survey documents for the use allocated.

16. An open space of at least 1.5 m on each side or at least 3 m on one side shall be left between the side boundary of the plot and the building. For plots up to 10 m wide, the side opening shall be at least 1.5 m on one side.

17. An open space of at least 3 m extending over the entire width of the plot shall be left between the rear boundary of each plot and the building. Only buildings such as wells, toilets, manure pits, cowsheds, carports, etc., which are not residential but are ancillary to the plot, shall be constructed in this rear open space. However, the total length of the buildings should not exceed one-third of the length of the rear boundary and should not exceed 3.00 meters/3.75 meters above the ground level at the rear of the plot.

18. In the case of a plot located in an expansion development plan area, no building should be constructed on more than 50 or 67 percent of the plot area as per the plan rules. The open space left unbuilt should be maintained clean as a garden, open courtyard or for personal use.

19. No more leveling of the ground than is necessary for laying the foundation, no landslide should be repaired, no soil should be excavated from the plot to create ditches or pits.

20. The approved plot plan should be permanently displayed at the entrance of the plot without any changes/exemptions on a 6' x 4' permanent notice board for public viewing.

Executive Officer (P),
Aragantanallur Town Panchayat,
Villupuram District.
Attachment – Map

Received
Mr. S. Subramanian (Mr.) S. Barani,
8/174A, Vettavalam Main Road,
Devanur Village

Copy

1. For the attention of the Assistant Director of Town Panchayats, Cuddalore Zone.
2. The Assistant Director of Urban Planning, Villupuram.
3. The Registrar, Registrar's Office, Aragantanallur.
4. For the record

Executive officer

Signature valid

Signed by: Executive Officer
Location: Villupuram
Date: 2025.08.28 18:52:13



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](#)



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

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

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

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



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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+91 9996 12 9996

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.

