

Town and Country Planning Department(Planning Permission)

56 A, Govt Hospital Road, Villupuram



ROC No. 26EGE8CE/2025/TCP

Date : 17/11/2025

From:

Joint Director / Deputy Director / Assistant Director
56 A, Govt Hospital Road, Villupuram

To :

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

Sir/ Madam,

Sub : Sub Division Approval - Office of the Assistant Director of Town and Country Planning- Villupuram District- Vanur Taluk - Vanur Panchayat Union – Thiruchitrabalam Panchayat & Village S.F.Nos:241/4B2 to an extent 0.35 ½ Acre or 1440 Sq.m - Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicant Thiru S. Jeganathan, Online Reference No. 26EGE8CE, Dated:16.09.2025.
2. District Town and country planning Office, Villupuram District Letter No. 26EGE8CE /2025/TCP. (OSR Charges raised,Date:13.11.2025)
3. Joint Director, Agricultural Department, Villupuram District, Letter No.C2/10627/2025, Dated:25.09.2025.
4. Circular from the Director of Town and Country Planning, Roc. No 19799 / 2020, Dated: 24.12.2020
5. G.O. (Ms) 138, Housing and Urban Development Department, Dated: 04.06.2004.
6. G.O. (Ms) 79, Housing and Urban Development Department, Dated: 04.05.2017.
7. G.O. (Ms) 18, Department of Municipal Administration and WaterSupply,Dated: 04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
8. G.O. (Ms) 141, Housing and Urban Development Department, Dated: 23.09.2020.
9. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
11. Applicant Thiru S. Jeganathan, Letter, Payment of OSRA Fees date. 14.11.2025, Developement Charges , Sub Division Charges & Centage Fees Dated: 17.11.2025.
12. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
13. G.O.(Ms).No.95, Housing and Urban Development [UD4(1)] Department Dated:04.08.2023.

With reference to the 1st letter cited, applicant has requested for the Sub-division approval in Villupuram District, Vanur Taluk Vanur Panchayat Union Thiruchitrabalam Panchayat & Village S.F.Nos:241/4B2 to an extent 0.35 ½ Acre or 1440 Sq.m forwarded to District Town and Country Planning, Villupuram for concurrence.
In continuation, the Sub-Division Approval plan has been approved and approved number issued as L.P/A.D.T.C.P (VD) No:264/2025. And enclosed with 5 set of original maps have been forwarded with it for further action.
It is requested to send a copy of the letter to this office immediately. After, the final approval is given by the

local body,

It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders

1. As per G.O.(Ms) 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)

2. According to the Circular No. 12544/14 / CB 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's entitlement to development is verified in the documents submitted with the applicant'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 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.

3. As per TNCDBR-2019 the following fee and charges are collected as follows:

- I. Scrutiny Fees -Rs.2160/- Dated.16.09.2025
- II. OSR Charges -Rs.14400/- Dated.14.11.2025
- III. Development Charge -Rs.2880/- Dated.17.11.2025
- IV. Subdivision Charge -Rs.1200/- Dated.17.11.2025
- V. Centage Charges -Rs.900/- Dated.17.11.2025

Copy to

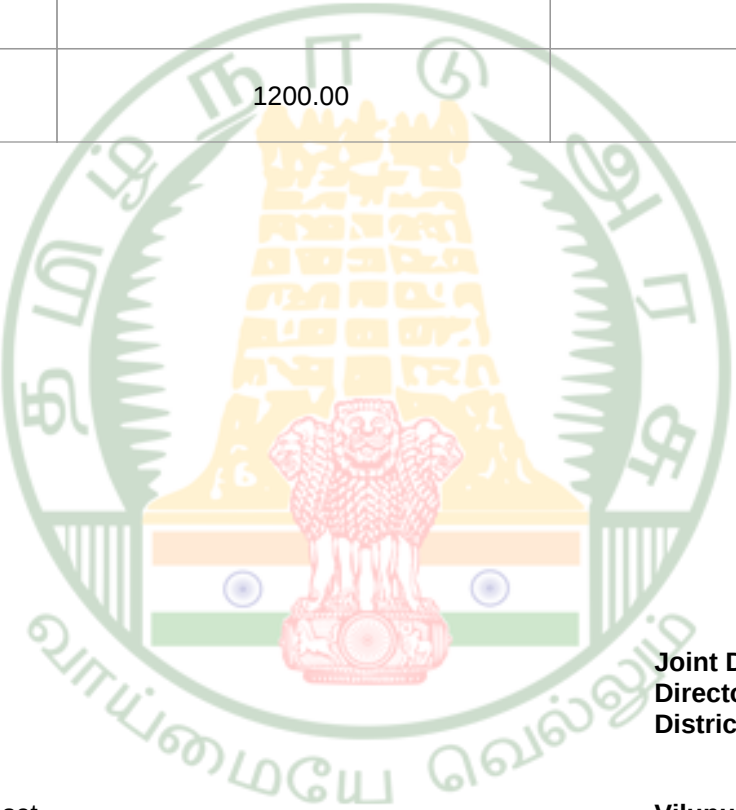
1. Thiru.S.Jeganathan,
S/O.Sarangapanidas,
No.10, Middle Street,
Veema Nagar.
Thilagapettai,
Pondicherry-605009

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	2160	16/09/2025
2	OSR Fee		
3	Centage Charges	900.00	17/11/2025
4	Development Charges	2880.00	17/11/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	1200.00	17/11/2025



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

Vilupuram District.

Enclosure

1.Layout original map and Condition – 2 set