Town and Country Planning Department(Planning Permission)

56 A, Govt Hospital Road, Villupuram

ROC No. U6SKZ2UT/2025/TCP Date : 29/08/2025

From:

Joint Director / Deputy Director / Assistant Director

56 A, Govt Hospital Road, Villupuram

To :

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

Sir/ Madam,

Sub : Site Approval - Office of the Assistant Director of Town and Country Planning- Villupuram District- Vanur Taluk – Vanur Panchayat Union – Thiruchitrambalam Panchayat - Pattanur Village S.F.No:148/2B2C to an extent 516 Sq.m - Technical clearance issued - forwarded for further action - Reg.

Ref :
1. Applicant Tvl.N Karnan, A Shajahan, K. Sampathkumar & K Dhivakar, Online Reference No. U6SKZ2UT, Dated:09.08.2025.
2. District Town and country planning Office, Villupuram District Letter No. U6SKZ2UT /2025/TCP. (OSR Charges raised,Date:26.08.2025)
3. Joint Director, Agricultural Department, Villupuram District, Letter No.C2/9041/2025, Dated:22.08.2025.
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 Water Supply,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 Tvl.N Karnan, A Shajahan, K. Sampathkumar & K Dhivakar Letter, Payment of OSRA Fees date. 28.08.2025, Developement Charges & Centage Fees Dated: 29.08.2025.
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, applicants have requested for the site approval in Villupuram District, Vanur Taluk – Vanur Panchayat Union – Thiruchitrambalam Panchayat -
Pattanur Village S.F.No:148/2B2C to an extent 516 Sq.m forwarded to District Town and Country Planning, Villupuram for concurrence.

The site has been approved with the boundary of “A to D” and Site approval issued as L.P/A.D.T.C.P (VD) No:208/2025 and enclosed with 5 set of original maps has 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:

Copy to

1. Tvl. N Karnan, A Shajahan, K Sampathkumar & K Dhivakar,
No 8 Pudhu Nagar Mangalam ,
Pudhucherry ,605110

2. Tahsildar,
Vanur Taluk
Villupuram.

3. Assistant Director,
Survey & Land Records,
Villupuram District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	774	09/08/2025
2	OSR Fee		
3	Centage Charges	300.00	29/08/2025
4	Development Charges	1032.00	29/08/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	400.00	29/08/2025

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:2025.08.29 19:04:30