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Town and Country Planning Department(Planning Permission)

56 A, Govt Hospital Road, Villupuram

ROC No. T3AIB61N/2025/TCP

Date : 11/06/2025

From:

Joint Director / Deputy Director / Assistant Director

56 A, Govt Hospital Road, Villupuram

To :

The Panchayat President,
Acharampattu 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 Panchayat – Acharampattu Panchayat / Village S.F.No38/5B2 & 40/8B2B to an extent 1358 Sq.m - Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicant Thiru. Mugilan S, Online Reference No. T3AIB61N, Dated:28.05.2025.
2. District Town and country planning Office, Villupuram District Letter No. T3AIB61N /2025/TCP. (OSR Charges raised,Date:10.06.2025)
3. Joint Director, Agricultural Department, Villupuram District, Letter No.C2/6099/2025, Dated:09.06.2025.
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. Mugilan S Letter, Payment of OSRA Fees date. 10.06.2025, Developement Charges & Centage Fees Dated: 11.06.2025.
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 site approval in Villupuram District, Vanur Taluk, Vanur Panchayat Union , Acharampattu Panchayat / Village, S.F.No:38/5B2 & 40/8B2B to an extent 1358 Sq.m forwarded to District Town and Country Planning, Villupuram for concurrence.

The site has been approved with the boundary of "A to E" and Site approval issued as L.P/A.D.T.C.P (VD) No:129/2025 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. Thiru. Mugilan
No-11 Pavendar Street,
Iyankuttipalayam,
Pudhucherry.

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	2037	28/05/2025
2	OSR Fee	13580	10/06/2025
3	Centage Charges	300.00	11/06/2025
4	Development Charges	2716.00	11/06/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	400.00	11/06/2025

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: 2025.06.11 18:19:52

Our services go beyond

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.

Smarter Tools, Stronger Decisions

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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real estate journey

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