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Town and Country Planning Department(Planning Permission)

56 A, Govt Hospital Road, Villupuram

ROC No. JHDUPRKT /2025/TCP Date : 07/01/2025

From:

Joint Director / Deputy Director / Assistant Director

56 A, Govt Hospital Road, Villupuram

To :

Panchayat President,
Malrajankuppam Village,
Kandamangalam Panchayat Union,
Villupuram Taluk / District.

Sir/ Madam,

Sub : Site Approval - Office of the Assistant Director of Town and Country Planning - Villupuram District / Taluk - Kandamangalam Panchayat Union – Malrajankuppam Village - S.F.Nos. 7/2B1, 7/2B2, 7/2B3 to an extent of 0.22 Acre (or) 900 Sqm - Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicants Tvl.R.Santhi, M.Kalaimani & G.Kasturi, Online Reference No. JHDUPRKT dated: 12.08.2024.

2. Joint Director, Agricultural Department, Villupuram District, Letter No.C2/8556/2024 Dated: 14.09.2024.

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

4. G.O. (Ms) 138, Housing and Urban Development Department, Dated: 04.06.2004.

5. G.O. (Ms) 79, Housing and Urban Development Department, Dated: 04.05.2017.

6. 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.

7. G.O. (Ms) 141, Housing and Urban Development Department, Dated: 23.09.2020.

8. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

9. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated: 07.01.2022.

10. Applicants Tvl.R.Santhi, M.Kalaimani & G.Kasturi,Letter, Dated:07.01.2025. (Payment of Demand Fee).

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

With reference to the 1st letter cited, applicant has requested for the approval of Residential Site in Villupuram District / Taluk, Kandamangalam Panchayat Union, Malrajankuppam Village,
S.F.Nos. 7/2B1, 7/2B2, 7/2B3 to an extent of 0.22 Acre (or) 900 Sqm forwarded to District Town and Country Planning, Villupuram for concurrence.

Hence, this Residential Site Approval has been approved with the below conditions.

1. As per the condition, the Site has been approved with the Boundary of A,B,C,D and approved number issued as L.P/A.D.T.C.P (VD) No:09/2025 and enclosed with 5 set of original maps and
gift deed 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 letter to this office immediately.

3. After the approval of the local body. It is requested to send the approved 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. It is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website.

6. Based on the NOC letter in the reference 2nd cited letter, proposed layout has been approved.

Special Conditions

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.R.Santhi, M.Kalaimani & G.Kasturi,
No.48, VOC Street,
Thillai nagar,
Villiyanur,
Puducherry- 605 110.

2.Tahsildar,
Villupuram Taluk
Villupuram

3.Sub-Registrar,
Valavanur Registrar Office,
Villupuram District.

4.Assistant Director,
Survey and Land Records,
Villupuram District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1350	12/08/2024
2	OSR Fee	484650	06/01/2025
3	Centage Charges	900.00	07/01/2025
4	Development Charges	1800.00	07/01/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	1200.00	07/01/2025

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

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Vilupuram
Date:2025.01.07 17:42:49



our services doesn't just end there

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.



empowering your real estate decisions with smart tools

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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We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
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