Town and Country Planning Department(Planning Permission)

56 A, Govt Hospital Road, Villupuram

ROC No. PZU7DI8Z/2026/TCP Date : 16/02/2026

From:

Joint Director / Deputy Director / Assistant Director

56 A, Govt Hospital Road, Villupuram

To :

The Panchayat President,
Kavarai Panchayat & Village
Villupuram District.

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of Town and Country Planning – Villupuram District – Gingee Taluk – Gingee Panchayat Union - Kavarai Panchayat & Village - S.F.No: 21/6D1, 43/1B1, & 43/1B3 to an extent of 2.41 ½ Acres (or) 9771.00 Sqm – Technical clearance issued – forwarded for further action – Reg.

Ref :
1. Applicant Thiru.J.Anwar Basha, Online Reference No:PZU7DI8Z, dated:30.01.2026.
2. District Town and country planning Office, Villupuram District Letter No:PZU7DI8Z/2025/TCP. (Road pattern issued on dated:06.02.2026).
3. The Collector, Villupuram District letter no: L.Dis.No: B9/3280733/2025, Dated: 22.12.2025 (Wet Land NOC).
4. Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated:24.12.2020.
5. Applicant Thiru.J.Anwar Basha, Gift deed (Local Body) Document No.394/2026, Dated:10.02.2026.
6. G.O(Ms) No:138, Housing and Urban Development Department, Dated:04.06.2004.
7. G.O(Ms) No:79, Housing and Urban Development Department, Dated:04.05.2017.
8. G.O(Ms) No:18, Department of Municipal Administration and Water Supply, Dated:04.02.2019 and G.O (Ms) No:16, Department of Municipal Administration and Water Supply, dated:31.01.2020.
9. G.O (Ms) No:141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O (Ms) No:181, Housing and Urban Development Department, Dated:09.12.2020.
11. Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated:30.08.2017.
12. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, dated:08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc No.320/2022/TCP3, Dated:07.01.2022.
14. OSR and Demand Payment Request Letter, Dated:06.02.202 & 11.02.2026
15. Applicant Thiru.J.Anwar Basha, Letter Dated:11.02.2026 & 16.02.2026, (OSR Fee & Demand Fee).
16. 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 layout in Villupuram District, Gingee Taluk, Gingee Panchayat Union, Kavarai Panchayat & Village, S.F.No: 21/6D1, 43/1B1, & 43/1B3 to an extent of 2.41 ½ Acres (or) 9771.00 Sqm forwarded to District Town and Country Planning, Villupuram District for concurrence.

In continuation, with reference to the 2nd letter cited, Road pattern for Residential layout has been issued by the Villupuram District office on 06.02.2026. Further the applicant Thiru.J.Anwar Basha, has gifted the road, road splay areas, public purposes area have handed over to the local body vide Gift deed document No:394/2026, Dated:10.02.2026. Hence, this Residential layout has been approved with the following conditions.

1. As per the condition, the layout has been approved and approved number issued as L.P/A.D.T.C.P(VD) No:53/2026. And enclosed with 5 set of original maps and gift deeded 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 conditions to this office immediately as per Condition no.1(b).
3. After the approval of the local body. It is requested to send the approved residential layout 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.As per circular cited in 12th, it is requested to send the proceeding orders and maps to the concerned Tahsildhar to update in Tamilnilam website.
Special Conditions
1. a) With reference to the 8th cited and 10th Government order, if the located site lies in the Municipal/Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants After collecting the necessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly.
b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body
2. Plots reserved for Economically Weaker Section (EWS) should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold out more than 3 years, after the plots approval as per G.O (Ms) No:16, Department of Municipal Administration and Water Supply, dated:31.01.2020, should be applied in appropriate permission for amalgamation of EWS plots.
3.With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval order after transfer of earmarked road areas S.F.No sub-division in favour of concern local body.
4.The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.
5. As per G.O.(Ms)No: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)
6. According to the Circular No. 12544/14 /Spl.cell 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.
6.As per TNCDBR-2019 the following fee and charges are collected as follows:

Scrutiny Charges – Rs.14629.00, Dated:30.01.2026
OSR Charges – Rs.40457.00, Dated:11.02.2026
Sub Division Charges – Rs.24000.00, Dated:16.02.2026
Development Charges – Rs.19542.00, Dated:16.02.2026
Centage Charges – Rs.18000.00, Dated:16.02.2026

Copy to

1. Thiru.J.Anwar Basha
No:6/254,
Bajar Mulim Veethi,
Malapadi Road,
Appampattu,
Villupuram District.

2. The Tahsildar,
Gingee Taluk,
Villupuram District.

3. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
TNRERA Building,
No:133,
G-Block, I Avenue,
Anna Nagar (East),
Chennai – 600102.

4. The Registrar,
Gingee Registrar Office,
Villupuram District.

5. The Assistant Director,
Survey and Land Records,
Villupuram District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	14629	30/01/2026
2	OSR Fee		
3	Centage Charges	18000.00	16/02/2026
4	Development Charges	19542.00	16/02/2026
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	24000.00	16/02/2026

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:2026.02.16 18:22:16