Town and Country Planning Department(Planning Permission)

No-27, Manalurpettai road, tiruvannamalai-606 601

ROC No. 2EEKO4LL/2025/TCP Date : 02/12/2025

From:

Joint Director / Deputy Director / Assistant Director

No-27, Manalurpettai road, tiruvannamalai-606 601

To :

The Commissioner,
Tiruvannamalai Corporation,
Tiruvannamalai Taluk,
Tiruvannamalai District.

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of Town and country planning, Tiruvannamalai District - The proposal for a Residential Layout with an extent of 0.50.06 Hectare (1.236 Acre) in S.F.Nos. 164/13A1A, 164/9A of Vengikkal Village , Tiruvannamalai Corporation, Tiruvannamalai Taluk, Tiruvannamalai District -Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicants Mrs. G USHARANI Letter Dated : 11.11.2025.

2. District Town and country planning Office, Tiruvannamalai District Letter No. 2EEKO4LL / 2025 / TVM (Road pattern issued on dated: 28.11.2025).

3. District Collector, Tiruvannamalai NOC T.Dis.A3/2546787/2024, Dated: 31.01.2025. (The Proposed Survey number applied, lies in Nanjai land, while applying for the
approval of layout)

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

5. Applicants Mrs. G USHARANI, Dated: 01.12.2025. (Gift deed document no. 16233/2025, dt.29.11.2025.)

6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.

7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

8. G.O.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.

9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.

10. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.

11. Government Letter No.19113 / Nov 4 (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. Demand payment Request Letter, Dated: 02.12.2025 (requiring payment of Centage Fee, Display Board Fee, Development Charge, Subdivision Charge and Flag Day

Fund).

15. Applicant Mrs. G USHARANI, Letter Dated: 02.12.2025. (Payment of Centage Fee, Display Board Fee, Development Charge, Subdivision Charge and Flag Day Fund).

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

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in with an extent of 0.50.06 Hectare (1.236 Acre) in S.F.Nos.
164/13A1A, 164/9A of Vengikkal Village , Tiruvannamalai Corporation, Tiruvannamalai Taluk, Tiruvannamalai District forwarded to District Town and Country Planning,
Tiruvannamalai District for concurrence.
In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the District Town and Country Planning on 28.11.2025
Further the Applicant Mrs. G USHARANI has gift deed the Roads, Road Splays PP-1 site (reserved local body) & PP-2 site (reserved for TANGEDCO) has been handed
over to the local body on: 29.11.2025. Hence, this residential layout has been approved with below conditions.

Hence, this residential layout has been approved with below conditions.
1. As per the condition, the layout has been approved and approved number issued as SWP/DTCP/Tiruvannamalai District – Layout No : 423/ 2025 and enclosed with 2
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.9 (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 Thasildhar to update in Tamilnilam website Special Conditions
SPECIAL CONDITION :

1. The rules and regulations mentioned in the District Collector, Tiruvannamalai NOC T.Dis.A3/2546787/2024, Dated: 31.01.2025 should be scrupulously followed.

OSR Guideline Value Fee Rs. 23,13,274/- Challan No: 20251201001171, Dated:01/12/2025.
Flag day fund - Rs.6000/- Dated:02/12/2025, Online Receipt No: FD/FUND/1782907
Copy To :-
1. G Usharani,
No 10/45, Rajarajan Street,
Tiruvannamalai Town,
Tiruvannamalai - 606 601

2. The Tasildhar (Tamil Nilam),
Tiruvannamalai Taluk Office,
Tiruvannamalai District.

3. The Sub-Register,
Tiruvannamalai Joint II Register Office,
Tiruvannamalai District.

4. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
NO:1A,CMDA Tower II,1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.

Enclosure :-

Layout original map and Condition – 2 set.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	7509	11/11/2025
2	OSR Fee		
3	Centage Charges	10200.00	02/12/2025
4	Development Charges	25030.00	02/12/2025
5	Display Board Charges	10000.00	02/12/2025
6	Satellite town charge		
7	Sub Division Charge	17000.00	02/12/2025

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

Tiruvannamalai District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Tiruvannamalai
Date:2025.12.02 15:09:10