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Town and Country Planning Department(Planning Permission)

No-27, Manalurpettai road, tiruvannamalai-606 601

ROC No. 2L4JD3ON/2024/TVM/2024/TCP

Date : 04/03/2024

From:

Joint Director / Deputy Director / Assistant Director

No-27, Manalurpettai road, tiruvannamalai-606 601

To :

The President,
Melnachipattu Village/ Panchayat,
Chengam Panchayat Union,
Chengam Taluk,
Tiruvannamalai District.

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and Country Planning, Tiruvannamalai district- Tiruvannamalai district, Chengam Taluk/ Panchayat Union, Melnaichipattu Panchayat/ Village, S.F.Nos.27/1F1, 27/7, 40/11A2 And 40/11B - extent of 2.04 acre (8254.0 Sq mt) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Mr.G RAMAKRISHNAN Online Application No.2L4JD3ON Dated:02.01.2024.

2.District Town and country planning Office, Tiruvannamalai District Letter No.2L4JD3ON.(Road pattern issued on dated:16.02.2024).

3.Joint Director Agriculture department, Letter No.AA2/14679/2022, Dated:14.02.2023

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

5.Applicants Mr.G RAMAKRISHNAN Letter, Dated:28.02.2024.(Gift deed document No.6954/2023, dated:14.09.2023 And document No.1405/2024,
dated:26.02.2024).

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 WaterSupply,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:16.02.2024(requiring payment of OSR Guideline Value Fee), Dated:28.02.2024(requiring payment of
Centage Fee, Display Board Fee and Flag Day Fund).

15.Applicants Mr.G RAMAKRISHNAN Letter, Dated:28.02.2024.(Payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee 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 Tiruvannamalai district, Chengam Taluk/
Panchayat Union, Melnaichipattu Panchayat/ Village, S.F.Nos.27/1F1, 27/7, 40/11A2 And 40/11B - extent of 2.04 acre (8254.0 Sq mt) forwarded to
Assistant Director of District Town and Country Planning for concurrence.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 16.02.2024.
Further the applicant Mr.G RAMAKRISHNAN has gift deed the road and road splay areas has been handed over to the Melnachipattu Village
Panchayat local body on.14.09.2023 and 26.02.2024. 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.59/2024. 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 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website
Special Conditions

Special Conditions

1.a) With reference to the 8th cited and 10th cited letter, 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.With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park
areas S.F.No sub-division in favour concern local body.

3.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

4.As per G.O.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)

5.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.

6.As per TNCDBR-2019 the following fee and charges are collected as follows:
1)Flag day fund-Rs.9000/- Indian Overseas Bank DD.No.409488, dated:29.02.2024.

Copy To.
G RAMAKRISHNAN,
NO.105 PILLIYAR KOIL STREET,
MELNACHIPATTU VILLAGE,
CHENGAM TALUK,
TIRUVANNAMALAI DISTRICT.

2)The chairman,
Tamil Nadu Real Estate Regulatory Authority,
No.1A,CMDA Tower II,1st floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai-600008.

3)Thasildhar
Chengam Taluk, (Tamilnilam)
Tiruvannamalai District.

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	12381	02/01/2024
2	OSR Fee	48125	28/02/2024
3	Centage Charges	15900.00	28/02/2024
4	Development Charges		
5	Display Board Charges	10000.00	28/02/2024
6	Satellite town charge		



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:2024.03.04 12:22:49





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Buying & Selling Services

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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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