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Town and Country Planning Department(Planning Permission)

No-27, Manalurpettai road, tiruvannamalai-606 601



ROC No. X6S2FVUU/2025/TCP

Date : 03/01/2025

From:

Joint Director / Deputy Director / Assistant Director
No-27, Manalurpettai road, tiruvannamalai-606 601

To :

The Presidents,
Pappambadi Village, Venmani Panchayat,
Polur Panchayat Union / Taluk,
Tiruvannamalai District.

Sir/ Madam,

Sub : Residential Site Approval - Office of the Assistant Director of town and country planning, Tiruvannamalai District – Pappambadi Village – Venmani Panchayat –Polur Panchayat Union / Taluk - Tiruvannamalai district - S.F.No. 114/1A3 & 119A/1A2C - extent of 0.06.26 Hectares (0.15 ½ acre) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Mrs. P.KALAIYARASI Letter No. X6S2FVUU, Dated: 25.11.2024.

2.District Town and country planning Office, Tiruvannamalai District Letter No. X6S2FVUU. (OSR Charges Demand Raised on dated: 03.12.2024).

3.Joint Director Agriculture department, Letter No. E3/9184/2024, Dated: 29.10.2024.

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

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

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

7.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.

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

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

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

11.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.

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

13.Demand payment Request Letter, Dated: 02.01.2025. (requiring payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).

14.Applicants Mrs. P.KALAIYARASI Letter, Dated: 02.01.2025. (Payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).

With reference to the 1st Cited letter, applicant has requested for the approval of residential Site Approval in Tiruvannamalai district, Polur taluk / Panchayat Union, Venmani Panchayat, Pappambadi Village comprising of S.F.No. 114/1A3 & 119A/1A2C to an extent of 0.06.26 Hectares (0.15 ½ acres).

The Site Approval Proposal Received for concurrence.

1.As per the condition, the Site has been approved with the boundary of " A to F " and approved number issued as SWP/DTCP/Tiruvannamalai District Layout No.

09/2025 and enclosed with 2 set of original maps and 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 Site Approval 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 Conditions

1.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.

2.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)

3.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.

4.As per TNCDBR-2019 the following fee and charges are collected as follows:

1) Flag Day Fund Rs. 3000/-, Receipt No: FD/FUND/890168, Acknowledgment Ref. No. FL12094586508, Dated : 02/01/2025.

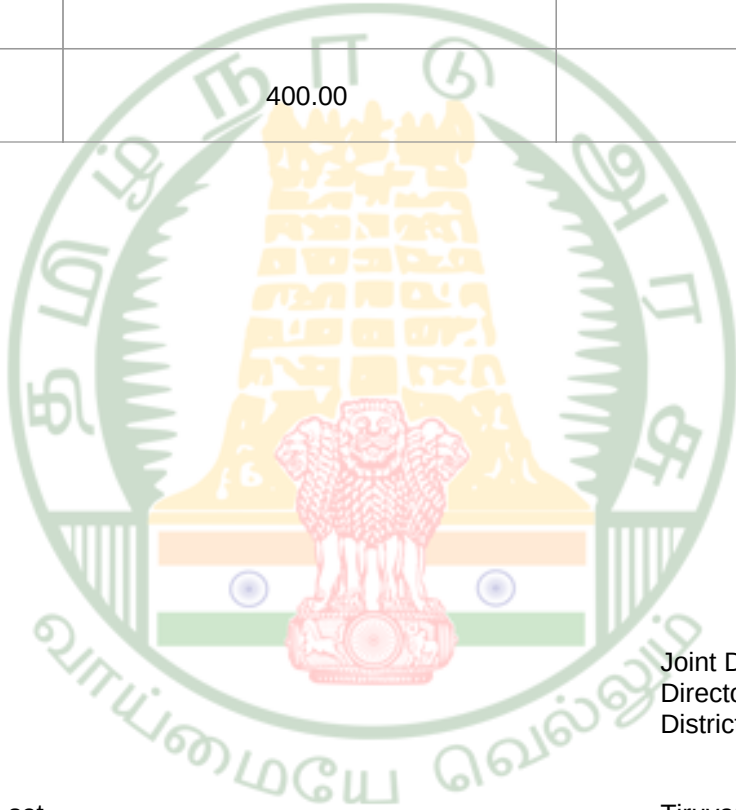
Copy To.

1) P.KALAIYARASI,
No. 77/31, Sattanayakkan Street,
Tiruvannamalai - 606601.

- 2) The Block Development Officer (V.P),
Pappambadi Village, Venmani Panchayat,
Polur Panchayat Union / Taluk,
Tiruvannamalai District.
- 3) The Tasildhar (Tamil Nilam),
Polur Taluk Office,
Tiruvannamalai District .
- 4) The Registrar,
Polur Sub-Register Office,
Tiruvannamalai District .
- 5) The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No: 1A,CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai-600 008.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	939	25/11/2024
2	OSR Fee	289838	30/12/2024
3	Centage Charges	300.00	02/01/2025
4	Development Charges	3130.00	02/01/2025
5	Display Board Charges	10000.00	02/01/2025
6	Satellite town charge		
7	Sub Division Charge	400.00	02/01/2025

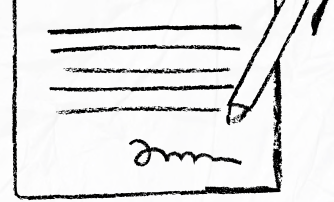


Joint Director/Deputy Director/Assistant
Director(i/c)
District Town and Country Planning,

Enclosure

1.Layout original map and Condition – 2 set

Tiruvannamalai District.



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.



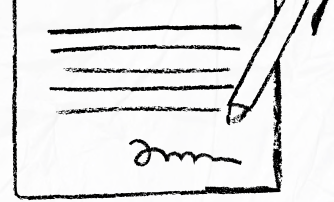
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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



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

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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