Town and Country Planning Department(Planning Permission)

No-27, Manalurpettai road, tiruvannamalai-606 601

ROC No. XTHYO674/2025/TVM/2025/TCP Date : 10/06/2025

From:

Joint Director / Deputy Director / Assistant Director

No-27, Manalurpettai road, tiruvannamalai-606 601

To :

Block Development officer/Special Officer,
Perungattur Village and Panchayat,
Vembakkam Panchayat Union,
Vembakkam Taluk,
Tiruvannamalai District.

Sir/ Madam,

Sub : Residential Layout - Office of the District town and country planning, Tiruvannamalai District - The proposal for a Residential Layout with an extent of 0.31.0Hectare (0.765 Acre) in S.F.Nos. 756/1B, 756/2B, 756/2C of Perungattur Village and Panchayat, Vembakkam Panchayat Union, Vembakkam Taluk, Tiruvannamalai District - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants Mr. M.Nilavalagan & Mr. S.Kathirvel Letter No. XTHYO674 Dated: 15.03.2025.

2.District Town and country planning Office, Tiruvannamalai District Letter No. XTHYO674 /2025/TVM. (Road pattern issued on dated: 04.04.2025).

3. Joint Director Of Agricultural Department, Tiruvannamalai District Letter No: E3/9184/2024, Dated : 01.04.2025

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

5. Applicants Mr. M.Nilavalagan & Mr. S.Kathirvel Letter No. XTHYO674 Dated:22.04.2025 (Gift deed document no: 1734/2025 dated:16.04.2025).

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:25.04.2025 (requiring payment of Centage Fee, Display Board Fee, Development charge, OSR Fee,

Subdivision charge and Flag Day Fund).

15. Applicants Mr. M.Nilavalagan & Mr. S.Kathirvel Letter No. XTHYO674 Dated:10.06.2025 (Payment of Centage Fee, Display Board Fee,
Development charge, OSR Fee, 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.

17.Block Development officer, Vembakkam Panchayat Union Letter No.Na.Ka.OO.A4/605/2025 Dated:02.04.2025

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in with an extent of 0.31.0Hectare (0.765 Acre) in
S.F.Nos. 756/1B, 756/2B, 756/2C of Perungattur Village and Panchayat, Vembakkam Panchayat Union, Vembakkam 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 04.04.2025 Further the applicants Mr. M.Nilavalagan & Mr. S.Kathirvel 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: 16.04.2025 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 LP/SWP/ DTCP/ Tiruvannamalai District / Layout no. 224/2025
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 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 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:

Flag day fund – Rs.3000/- Dated:10.06.2025 Online Receipt No: FD/FUND/1249414

Copy To:

1. Mr. M.Nilavalagan & Mr. S.Kathirvel,
No.67, Bajanai Kovil Street,
Hasanamapettai, Vemabakkam Taluk,
Tiruvannamalai District – 604402

2. The Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600008.

3. The Sub-Register,
Vembakkam Sub-Register office,
Tiruvannamalai District.

4. The Assistant Director,
Survey Land Records,
Tiruvannamalai.

5. The Tahsildar (Tamilnilam)
Vembakkam Taluk,
Tiruvannamalai District.

Enclosure
1.Layout original map and Condition – 2 set

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	4650	15/03/2025
2	OSR Fee	21700	22/04/2025
3	Centage Charges	2400.00	10/06/2025
4	Development Charges	15500.00	10/06/2025
5	Display Board Charges	10000.00	10/06/2025
6	Satellite town charge		
7	Sub Division Charge	3200.00	10/06/2025

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:2025.06.10 15:19:20