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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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பதிவஞ்சல் / ஒப்புகையுடன் :

அனுப்புநர்

திரு.பா.கார்த்திக் கிருஷ்ணா, B.Plan., M.Plan.,
உதவி இயக்குநர்,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
மாவட்ட ஆட்சியர் பெருந்திட்ட வளாகம்,
முதன்மைக் கல்வி அலுவலகம் அருகில்,
வேங்கிக்கால் கிராமம்,
திருவண்ணாமலை – 606 604.
தொலைபேசி – 04175–290344.
emaild–dtcp.tiruvannamalai@gmail.com

பெறுநர்

வட்டார வளர்ச்சி அலுவலர்(கி.ஊ),
வீரம்பாக்கம் ஊராட்சி / கிராமம்,
அனக்காவூர் ஊராட்சி ஒன்றியம்,
திருவண்ணாமலை மாவட்டம்.

ந.க.எண்.426/2026/தி.மலை.

நாள்.15.04.2026.

ஐயா,

பொருள் : திருத்தம் – மாவட்ட நகர் ஊரமைப்பு அலுவலகம் – திருவண்ணாமலை மாவட்டம் – செய்யார் வட்டம் – அனக்காவூர் ஊராட்சி ஒன்றியம் – வீரம்பாக்கம் ஊராட்சி / கிராமம் – சர்வே எண்கள்.197/1, 197/2A, 197/2B1, 197/2B2, 197/3A மற்றும் 197/3B ஆகியவற்றில் 1.68 ஏக்கர் பரப்பளவில் 6800 ச.மீ கொண்ட மனையிடத்தில் அமைந்துள்ள ம.வ./மா.ந.ஊ.உ.இ(தி.மலை) எண்.430/2025 மனைப்பிரிவிற்கு தொழில்நுட்ப ஒப்புதல் வழங்கியதில் தட்டச்சு பிழை திருத்தம் செய்ய கோரியது தொடர்பாக.

பார்வை :

1. மனுதாரர் திரு.G.மனோகரன், காஞ்சிபுரம் அவர்களின் கடிதம் நாள்.10.04.2026.
2. உதவி இயக்குநர், திருவண்ணாமலை மாவட்ட நகர் ஊரமைப்பு அலுவலகம் அவர்களின் இணையதள தொழில்நுட்ப ஒப்புதல் கடிதம் ந.க.எண். QECJTH5L/2025, நாள்.09.12.2025.

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பார்வை (1)–ல் கண்டுள்ள மனுதாரர் கடிதம் மற்றும் இணைப்புகள் பார்வையிடப்பட்டதில் பார்வை (2)–ல் கண்டுள்ள இவ்வலுவலக கடிதம் வாயிலாக ஒப்புதல் வழங்கப்பட்ட மனைப்பிரிவு உத்தரவு கடிதத்தில் தட்டச்சுப் பிழையாக ஒப்புதலளிக்கப்பட்ட மனைப்பிரிவின் சர்வே எண்கள்.197/1, 197/2A1, 197/2B2, 197/3A, 197/3B என உள்ளதனை திருத்தம் செய்து ஆணை வழங்குமாறு கோரப்பட்டுள்ளது

..2..

இதனை தொடர்ந்து பார்வை (2)-ல் கண்டுள்ள இணையதளம் வாயிலாக தொழில்நுட்ப ஒப்புதல் வழங்கப்பட்டு தொடர் நடவடிக்கைகைக்காக உள்ளாட்சிக்கு அனுப்பபப்பட்ட இணையவழி மனைப்பிரிவு உத்தரவு கடிதத்தில் 197/1, 197/2A1, 197/2B2, 197/3A, 197/3B என தவறாக தட்டச்சு செய்யப்பட்டதனை சர்வே எண்கள். 197/1, 197/2A, 197/2B1, 197/2B2, 197/3A மற்றும் 197/3B என திருத்தி வாசித்து தொடர் நடவடிக்கைகள் மேற்கொள்ளுமாறு தெரிவித்துக்கொள்ளப்படுகிறது.

15/4/26

உதவி இயக்குநர்,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
திருவண்ணாமலை மாவட்டம்.

15.4.26

இணைப்பு:
இணையவழியாக ஒப்புதல் வழங்கப்பட்ட
உத்தரவு கடிதம் சான்றொப்பமிட்டது.

நகல்:

1. திரு.G.மனோகரன்,
   எண்.78B, ஜவஹர்லால் தெரு,
   பெரிய காஞ்சிபுரம் கிராமம்,
   காஞ்சிபுரம் – 631 502.

2. TNRERA கட்டிடம், நெ.133, ஜி– பிளாக்,
   முதல் அவென்யூ, அண்ணா நகர் (கிழக்கு),
   சென்னை – 600 101.

3. சார்பதிவாளர்,
   வந்தவாசி சார்பதிவாளர் அலுவலகம்,
   திருவண்ணாமலை மாவட்டம்.

4. உதவி இயக்குநர்,
   நில அளவை பதிவேடுத்துறை,
   திருவண்ணாமலை மாவட்டம்.

5. வட்டாட்சியர் (தழிழ்நிலம்),
   செய்யார் வட்டம்,
   திருவண்ணாமலை மாவட்டம்.

Town and Country Planning Department(Planning Permission)

No-27, Manalurpettai road, tiruvannamalai-606 601

ROC No. QECJTH5L/2025/TVM/2025/TCP Date : 09/12/2025

From:

Joint Director / Deputy Director / Assistant Director

No-27, Manalurpettai road, tiruvannamalai-606 601

To :

The Block Development officer/Special Officer,
Veerambakkam Village / Panchayat,
Anakkavoor Panchayat Union,
Cheyyar Taluk,
Tiruvannamalai District.

Sir/ Madam,

Sub : Residential Layout - Office of the District town and country planning, Tiruvannamalai District - Cheyyar Taluk, Anakkavoor Panchayat Union, Veerambakkam Village / Panchayat, **S.F.No.197/1,2A,2B1,2B2,3A,3B** - extent of 0.68.00 Hectare (1.68 Acres) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicant Mr. G.Manoharan Letter, Dated:17.11.2025.
2.District Town and country planning Office, Tiruvannamalai District Letter No. QECJTH5L /2025/TVM. (Road pattern issued on dated:21.11.2025).
3.Joint Director Agriculture department, Letter No.U2/15590/2025, Dated:26.11.2025.
4.Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020.
5.Applicant Mr. G.Manoharan Letter, Dated:07.11.2025. (Gift deed document no:6591/2025, dated:01.12.2025).
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 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: 08.12.2025. (requiring payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee, Development Charge,
Subdivision Charge and Flag Day Fund).
15.Applicant Mr. G.Manoharan Letter, Dated: 08.12.2025. (Payment of Centage Fee, Display Board Fee, OSR Guideline Value 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 Tiruvannamalai District, Cheyyar Taluk, Anakkavoor Panchayat
Union, Veerambakkam Village / Panchayat, **S.F.No.197/1,2A,2B1,2B2,3A,3B** - extent of 0.68.00 Hectare (1.68 Acres) 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 31.10.2025.
Further the applicants Mr. G.Manoharan has gift deed the road has been handed over to the local body on: 01.12.2025. 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.430/2025 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

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:
OSR Guideline Value Fee Rs. 31753/- Challan No: 20251202036560, Dated:02.12.2025.

Flag day fund - Rs.6000/- Dated:08/12/2025, Online Receipt No: FD/FUND/FL24192462645.

Copy To:
1. Mr. G.Manoharan ,
No.78B Jawaharla Street,
Big Kancheepuram Village,
Kancheepuram District.

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

3. The Sub-Register,
Vadavasi Register Office,
Tiruvannamalai District.

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

5. The Tahsildar (Tamilnilam)
Cheyyar 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	10200	24/11/2025
2	OSR Fee		
3	Centage Charges	12900.00	08/12/2025
4	Development Charges	34000.00	08/12/2025
5	Display Board Charges	10000.00	08/12/2025
6	Satellite town charge		
7	Sub Division Charge	17200.00	08/12/2025

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

Enclosure

1.Layout original map and Condition – 2 set

Tiruvannamalai District.

Signature valid

Signed by: Assistant Director
Location:Tiruvannamalai
Date:2025.12.09 09:49:04

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.