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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01

Date: 6/21/25 2:14 PM

From:

Village Panchayat

Pudurchengam Panchayat office

To :

1)Mr.ARUMUGAM.K, 2)Mr.S.Ravi, 3)Mr.Rajamani,
NO.139/3, BHARATHI STREET, Pudurchengam,
Chengam,
Tiruvannamalai-606601.

Online Application Number: O12W1Z06

Sir/ Madam,

Sub :

Residential Layout - Office of the District Town and country planning Office, Tiruvannamalai District, Chengam taluk,
Pudupalayam Panchayat Union, Pudurchengam Village, S.F.No.13/3A1B, 3A2 - extent of 1.89 acre - Technical clearance
issued - forwarded for further action - Reg.

தனி அலுவலர்
வடடார வளர்ச்சி அலுவலர் (கி.உள)
புதூர்செங்கம் உராட்சி,
புதுப்பாளையம் உராட்சி ஒன்றியம்

Ref :

1.Applicants 1)Mr.ARUMUGAM.K, 2)Mr.S.Ravi, 3)Mr.Rajamani, Letter no.O12W1Z06 Dated:08.02.2025.
Pudurchengam Panchayat Resolution No.18, Dated:21.06.2025

Body:

Tiruvannamalai District, Changam Taluk & Panchayat Union, Pudurchengam Village Panchayat S.F.No.13/3A1B, 3A2 - extent of 1.89 acre Of 59 Plots for Residential Layout Drawing is Approved Based on Pudurchengam Panchayat Resolution No.18 Date:21.06.2025, Local Body Planning Permission Order Issued.

தனி அலுவலர்
வடடார வளர்ச்சி அலுவலர் (கி.உள)
புதூர்செங்கம் உராட்சி,
புதுப்பாளையம் உராட்சி ஒன்றியம்

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Village

Signature Not Verified

Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2025.06.21 14:14:41

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அனுப்புநர்

திரு.ச.அண்ணாதுரை, பி.இ.,
உதவி இயக்குநர்,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
திருவண்ணாமலை மாவட்டம்,
27, மணலூர்பேட்டை சாலை,
திருவண்ணாமலை – 606 601.
தொலைபேசி – 04175–290344.
emaild–dtcp.tiruvannamalai@gmail.com

பெறுநர்

1. சார்பதிவாளர் அலுவலகம்,
செங்கம் சார்பதிவகம்,
திருவண்ணாமலை மாவட்டம்.

2. The Chairman,
Tamil Nadu Real Estate Regulatory Authority,
CMDA Tower – II, 1st Floor, No. 1A,
Gandhi Irwin Bridge Road, Egmore,
Chennai – 600 008.

நக.எண்.O12W1Z06/2025/TVM

நாள்02.09.2025.

ஐயா,

பொருள் : பிழைத்திருத்தம் – மாவட்ட நகர் ஊரமைப்பு அலுவலகம் – திருவண்ணாமலை மாவட்டம் – செங்கம் வட்டம் – புதுப்பாளையம் ஊராட்சி ஒன்றியம் – புதூர் செங்கம் கிராமம் – சர்வே எண்கள்.13/3எ1பி மற்றும் 3எ2 ஆகியவற்றில் 1.89 ஏக்கர் பரப்பு கொண்ட குடியிருப்பு மனைப்பிரிவுக்கு இணையதளம் வாயிலாக ஒப்புதல் வழங்கப்பட்டது – நடவடிக்கை கடிதத்தில் மொத்த பரப்பு 0.89 ஏக்கர் என தட்டச்சு பிழையாக உள்ளதினை 1.89 ஏக்கர் என வசித்து கொள்ளுமாறு தெரிவித்தல் – தொடர்பாக.

பார்வை :
1. தி/ள்.K.ஆறுமுகம், S.ரவி மற்றும் ராஜமணி ஆகியோர்களின் இணைய விண்ணப்பம் எண்.O12W1Z06/2025, நாள். 08.02.2025.
2. அரசாணை எண்.18, நகராட்சி நிர்வாகம் மற்றும் குடிநீர் வழங்கல் துறை, நாள்.04.02.2019.
3. இவ்வலுவலக கடிதம் எண்.O12W1Z06/2025/TVM/2025/TCP, நாள். 04.03.2025.

– – –

திருவண்ணாமலை மாவட்டம், செங்கம் வட்டம், புதுப்பாளையம் ஊராட்சி ஒன்றியம், புதூர் செங்கம் கிராமம், சர்வே எண்கள்.13/3எ1பி மற்றும் 3எ2 ஆகியவற்றில் 1.89 ஏக்கர் ஏக்கர் பரப்பில் குடியிருப்பு மனைப்பிரிவுக்கு **ம.வ(வ)/மா.ந.ஊ.உ.இ(தி.மலை) எண். 66/2025** என எண்ணிடப்பட்டு ஒப்புதல் வழங்கப்பட்டது.

மேற்படி, இணையதள வாயிலாக ஒப்புதல் வழங்கப்பட்ட இம்மனைப்பிரிவுக்கான உதவி இயக்குநர், மாவட்ட நகர் ஊரமைப்பு அலுவலகம், திருவண்ணாமலை மாவட்டம் அவர்களின் நடவடிக்கை கடிதத்தில் மனைப்பிரிவின் மொத்த பரப்பளவு 0.89 ஏக்கர் என தட்டச்சு பிழையாக உள்ளதினை 1.89 ஏக்கர் என, மாற்றி வசித்துக் கொள்ளுமாறு தெரிவித்துக்கொள்ளப்படுகிறது.

உதவி இயக்குநர். 02/09/2025
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
திருவண்ணாமலை மாவட்டம்.

02/9/25

நகல் :
தி/ள்.K.ஆறுமுகம், S.ரவி மற்றும் ராஜமணி,
எண்.139/3, பாரதி தெரு,
புதூர் செங்கம், செங்கம் வட்டம்,
திருவண்ணாமலை – 606 601.

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Town and Country Planning Department(Planning Permission)

No-27, Manalurpettai road, tiruvannamalai-606 601

ROC No. O12W1Z06 / 2025 / TVM/2025/TCP

Date : 04/03/2025

From:

Joint Director / Deputy Director / Assistant Director

No-27, Manalurpettai road, tiruvannamalai-606 601

To :

1)Mr.ARUMUGAM.K, 2)Mr.S.Ravi, 3)Mr.Rajamani,
NO.139/3, BHARATHI STREET, Pudurchengam,
Chengam,
Tiruvannamalai-606601.

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and country planning Office, Tiruvannamalai District, Chengam taluk, Pudupalayam Panchayat Union, Pudurchengam Village, S.F.No.13/3A1B, 3A2 - extent of 0.89 acre - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants 1)Mr.ARUMUGAM.K, 2)Mr.S.Ravi, 3)Mr.Rajamani, Letter no.O12W1Z06 Dated:08.02.2025.

2.District Town and country planning Office, Tiruvannamalai District Letter No.O12W1Z06 / 2025 / TVM (Road pattern issued on dated:18.02.2025).

3.Joint Director Agriculture department, Letter No.E3/9184/2024 Dated:27.12.2024

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

5.Applicants 1)Mr.ARUMUGAM.K, 2)Mr.S.Ravi, 3)Mr.Rajamani, Letter no.O12W1Z06 Dated:22.02.2025.(Gift deed document no.1491/2025, dated:22.02.2025).

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:26.02.2025 (requiring payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).

15.Applicants 1)Mr.ARUMUGAM.K, 2)Mr.S.Ravi, 3)Mr.Rajamani, Letter Dated:27.02.2025.(Payment of Centage

05/08/25

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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, Pudupalayam Panchayat
Union, Pudurchengam Village, S.F.No.13/3A1B, 3A2 - extent of 0.89 acre forwarded for concurrence final order issued .

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 Office,
Tiruvannamalai District on 18.02.2025 . Further the applicant 1)Mr.ARUMUGAM.K, 2)Mr.S.Ravi, 3)Mr.Rajamani, has gift deed the road, road splay and park areas has
been handed over to the local body on .22.02.2025 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 SWP/ DTCP/ Tiruvannamalai district / layout no. 66/2025. 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/ Corporationareas: Collecting the necessary fees including the charges
for providing amenities like roads,storm water drains and street lights from the applicantsAfter 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

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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.6000/- online payment Rep no.FL12989168403 dated:03.03.2025.

Copy To.
1)The Presidents,
pudurchengam Village / Panchayat,
pudupalayam Panchayat Union,
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 (Tamilnilam)
chengam taluk,
Tiruvannamalai District

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S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	11478	08/02/2025
2	OSR Fee	12684	25/02/2025
3	Centage Charges	20400.00	27/02/2025
4	Development Charges	38260.00	27/02/2025
5	Display Board Charges	10000.00	27/02/2025
6	Satellite town charge		
7	Sub Division Charge	27200.00	27/02/2025

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:2025.03.04 11:30:50

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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

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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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OMR Thoraipakkam,
Chennai 600 097, India
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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.