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RE REGULATORY RECORD

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
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hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

No-27, Manalurpettai road, tiruvannamalai-606 601

ROC No. 2EEKO4LL/2025/TCP Date : 02/12/2025

From:

Joint Director / Deputy Director / Assistant Director

No-27, Manalurpettai road, tiruvannamalai-606 601

To :

The Commissioner,
Tiruvannamalai Corporation,
Tiruvannamalai Taluk,
Tiruvannamalai District.

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of Town and country planning, Tiruvannamalai District - The proposal for a Residential Layout with an extent of 0.50.06 Hectare (1.236 Acre) in S.F.Nos. 164/13A1A, 164/9A of Vengikkal Village , Tiruvannamalai Corporation, Tiruvannamalai Taluk, Tiruvannamalai District -Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicants Mrs. G USHARANI Letter Dated : 11.11.2025.

2. District Town and country planning Office, Tiruvannamalai District Letter No. 2EEKO4LL / 2025 / TVM (Road pattern issued on dated: 28.11.2025).

3. District Collector, Tiruvannamalai NOC T.Dis.A3/2546787/2024, Dated: 31.01.2025. (The Proposed Survey number applied, lies in Nanjai land, while applying for the
approval of layout)

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

5. Applicants Mrs. G USHARANI, Dated: 01.12.2025. (Gift deed document no. 16233/2025, dt.29.11.2025.)

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: 02.12.2025 (requiring payment of Centage Fee, Display Board Fee, Development Charge, Subdivision Charge and Flag Day

Fund).

15. Applicant Mrs. G USHARANI, Letter Dated: 02.12.2025. (Payment of Centage Fee, Display Board 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 with an extent of 0.50.06 Hectare (1.236 Acre) in S.F.Nos.
164/13A1A, 164/9A of Vengikkal Village , Tiruvannamalai Corporation, Tiruvannamalai 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 28.11.2025
Further the Applicant Mrs. G USHARANI 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: 29.11.2025. Hence, this residential layout has been approved with below conditions.

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 : 423/ 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 12th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions
SPECIAL CONDITION :

1. The rules and regulations mentioned in the District Collector, Tiruvannamalai NOC T.Dis.A3/2546787/2024, Dated: 31.01.2025 should be scrupulously followed.

OSR Guideline Value Fee Rs. 23,13,274/- Challan No: 20251201001171, Dated:01/12/2025.
Flag day fund - Rs.6000/- Dated:02/12/2025, Online Receipt No: FD/FUND/1782907
Copy To :-
1. G Usharani,
No 10/45, Rajarajan Street,
Tiruvannamalai Town,
Tiruvannamalai - 606 601

2. The Tasildhar (Tamil Nilam),
Tiruvannamalai Taluk Office,
Tiruvannamalai District.

3. The Sub-Register,
Tiruvannamalai Joint II Register Office,
Tiruvannamalai District.

4. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
NO:1A,CMDA Tower II,1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.

Enclosure :-

Layout original map and Condition – 2 set.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	7509	11/11/2025
2	OSR Fee		
3	Centage Charges	10200.00	02/12/2025
4	Development Charges	25030.00	02/12/2025
5	Display Board Charges	10000.00	02/12/2025
6	Satellite town charge		
7	Sub Division Charge	17000.00	02/12/2025

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:2025.12.02 15:09:10

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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OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.