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Town and Country Planning Department(Planning Permission)

No-27, Manalurpettai road, tiruvannamalai-606 601



ROC No. 525TQ006 / 2023 / TVM/2024/TCP

Date : 18/03/2024

From:

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

To :

The President,
Venbakkam village / Panchayat,
Venbakkam Panchayat Union / Taluk
Tiruvannamalai District.

Sir/ Madam,

Sub : Residential Layout - Office of the District Town & Country Planning office Tiruvannamalai district – Tiruvannamalai District, Venbakkam Taluk / Panchayat Union, Venbakkam Village / Panchayat, Comprised in Survey Nos.33/3C which have an extent of 1.34 acre – Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicant: Mr.R.Hajarefai, Online Application Form, Online Application Number : 525TQ006 / 2023, Dated:04/12/2023.
2. District Town and country planning Office, Tiruvannamalai District, Road pattern issued on dated: 06/02/2024.
3. Joint director of Tiruvannamalai dry land agriculture NOC Roc. No:A2/4746/2023, Dated:23/01/2024.
4. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020.
5. Applicant Mr.R.Hajarefai Letter, layout Road's & public area Gift deed (Local Body) document no:944/2024, dated:29/02/2024.
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. Centage Fee payment Request Letter, dated: 07/03/2024.
15. Applicant Mr.R.Hajarefai Centage Fee Payment Receipt dated:12/03/2024
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.08.2021.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Tiruvannamalai District, Venbakkam Taluk / Panchayat Union, Venbakkam Village / Panchayat, Comprised in Survey Nos.33/3C which have an extent of 1.34 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 Assistant Director, District Town and Country Planning, Tiruvannamalai district on 06/02/2024. Further the applicant has gift deed the road space areas has been handed over to the concern local body on:29/02/2024 Hence, this residential layout has been approved with below conditions.

As per the condition, the layout has been approved and approved number issued as LP/ SWP/ DTCP/ Tiruvannamalai district / layout no. 73 / 2024 and enclosed with 2 sets of original maps and gift deeded documents has been forwarded with it for further action.

1. 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).

2. 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.

3. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.

4. As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website.

5. As Per TNCDBR-2019, Rule: 47(6), Instead of allocation of OSR Area in the 10% of the Layout Area Excluding Road, the applicant has paid Guide Line Value.

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 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 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 survey number, 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 plot. 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:

Scrutiny Charges - Rs.8134/- Dated: 04/12/2023.
OSRA Charges - Rs.42880/- Dated:04/03/2024.
Centage Charges - Rs.10800/- Dated:12/03/2024.
Display Board Charges - Rs.10000/- Dated: 12/03/2024..
Flag day fund - Rs.3000/- Dated:23/02/2024, dd.no.895615 & Rs.1500/- dd.no.895617 dated:18.03.2024 canara bank
Conditions:

1. The permission granted by the competent authority shall not mean responsibility or clearance as per TNCDBR 2019 Rule No.11 of

the following aspects

- a) Title or ownership of the site or building.
- b) Easement Rights.
- c) Structural Reports, Structural Drawing and Structural aspects, The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
- d) Workmanship, soundness of structure and materials use.
- e) Quality of building services and amenities the construction of building.
- f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.

2. Alteration of plot sizes, layouts of roads, dimensions, common allotment sizes and further subdivision of plots contrary to the map

approved by the Town and country Planning Department shall not be done without the prior approval of the Town and Country Planning Department.

3. Corners of plot located at the junction of two roads should be laid with the splay shown on the approved map.

4. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before the fulfilment of the above two conditions.

5. Any plot shown on the approved map shall be used only for the construction of residential houses other than plots selected for public purposes. Also, only where the change of land use is requested, only those mentioned in the Residential Use mentioned in TNCDBR-

2019 should be allowed by the local body only after obtaining the prior approval of the Town and country Planning Department.

6. If a low voltage/high voltage power line/telegraph line is laid through the layout, the line should be shifted to the edge of the road

or as shown on the approved Layout plan.

7. The hollow portion of the layout should be raised to street level.

8. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters of the road boundary not exceeding

9.00 meters in succession.

9. The petitioner should obtain approval from the local authority concerned for the layout. Before constructing any buildings on the land in the subdivision, permission for each building must be obtained from the Town and country Planning Department and the local body.

10. a) Since only Technical Sanction has been given to the said layout by the Town and country Planning Department, if there is any problem regarding the right of land for the layout, the local body should consider and take a decision.

b)When the said layout is approved by the local authority, a copy of the approval authority's presence action should be sent to this authority.

Evidence of handing over of public spaces to the local body should also be attached.

11. Once permission is obtained from the petitioner Town and country Planning Department and approval of the layout plan from the

local authority, the approved layout plan shall be permanently published at the location where the layout has been approved without any

change/omission through a permanent information board at the entrance of the layout for public viewing and also clearly indicating the date

and resolution number of the board of approval of the layout.

12. The land Ownership is considered as per the land title documents submitted by the petitioner. Therefore, it is also submitted that

no right can be asserted on the ground that a layout has been approved for a place where there is no actual land Ownership.

13. If the proofs given regarding the land license and the documents submitted for consideration are known to be incorrect or if there

is a situation where the planning permission/concurrence approval for the layout may be affected, Technical Sanction approval given to the

layout will be cancelled by the Town and Country Planning department without any prior notice.

14. A copy of the plan approved by the Town and Country Planning department along with a copy of this order shall be compulsorily

supplied to the purchasers while selling the plots for sale.

15. If any case is pending in the field numbers where the layout is situated, the approval given to the layout will be cancelled without

any prior notice and action will be taken.

16. If any false or malpractices in the Documents Submitted by the applicant are found, the technical concurrence of the Layout approval would be cancelled by the Town and Country Planning department without prior intimation to the applicant

17. If any feature is found affecting the water bodies due to the issued technical concurrence under any circumstances, the same will be

cancelled by the department without any intimation to the applicant.

18. If any part of the layout area is identified to be under Panjami land or condition patta in future at any cost, the technical concurrence will be cancelled by the Town and Country Planning department without prior intimation.

Copy To:

1. Mr. R.Hajarefai
NO 233, GANANA ADAIGALAPURAM, PALLIPADAI, CHIDAMBARAM TALUK,
CUDDALORE.

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

1. The Sub-Registrar,
Venbakkam Registrar Office,
Tiruvannamalai District.

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

3. The Tahsildar (tamil nilam)
Venbakkam 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	8134	04/12/2023
2	OSR Fee	42880	04/03/2024
3	Centage Charges	10800.00	12/03/2024
4	Development Charges		
5	Display Board Charges	10000.00	12/03/2024
6	Satellite town charge		



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:2024.03.18 13:14:27



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](#)



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

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

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

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



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

Verified RealEstate
3/350/2 Mettukuppam,
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.

