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Town and Country Planning Department(Planning Permission)

No-27, Manalurpettai road, tiruvannamalai-606 601

ROC No. NS2AW3FP/2025/TCP

Date : 07/03/2025

From:

Joint Director / Deputy Director / Assistant Director

No-27, Manalurpettai road, tiruvannamalai-606 601

To :

The Special Officer / Block Development Officer (V.P),
Kilpennathur Taluk / Panchayat Union ,
Olaipadi Village / Panchayat ,
Tiruvannamalai District .

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and country planning Office, Tiruvannamalai District - Kilpennathur Taluk / Panchayat Union - Olaipadi Village / Panchayat - Tiruvannamalai district in S.F. Nos : 107/9B , 115/1C , 115/3B , 115/15B , 116/1 , 116/3 , 116/4 , 116/5B , 116/6B , 116/7A , 116/8 , 116/9 , 116/10 , 116/11 , 116/13 & 116/14 and the Extent of 3.65.21 Hectares (9.02 Acres) - Technical clearance issued - forwarded for further action - Reg.

Ref : 1.Applicants DAGA DEVELOPERS Letter, Dated: 20.01.2025.

2.District Town and country planning Office, Tiruvannamalai District , Letter No. NS2AW3FP / 2025 .(Road pattern issued on dated: 28.02.2025).

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 DAGA DEVELOPERS Letter, Dated: 05.03.2025 .(Gift deed document No: 916/2025 , dated: 05.03.2025).

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: 06.03.2025 . (requiring payment of Centage Fee, Display Board Fee and Flag Day Fund).

15.Applicants DAGA DEVELOPERS Letter, Dated: 06.03.2025 .(Payment of Centage Fee, Display Board 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 , Kilpennathur Taluk / Panchayat Union ,
Olaipadi Village / Panchayat , Tiruvannamalai district in S.F. Nos : 107/9B , 115/1C , 115/3B , 115/15B , 116/1 , 116/3 , 116/4 , 116/5B , 116/6B , 116/7A , 116/8 ,
116/9 , 116/10 , 116/11 , 116/13 & 116/14 and the Extent of 3.65.21 Hectares (9.02 Acres) .

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued on 28.02.2025 . Further the applicant DAGA
DEVELOPERS has gift deed the road, road splay and park areas has been handed over to the local body on 05.03.2025 . 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: 72/2025 . 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, park areas S.F. No: sub-
division in favour Of 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:

1)Centage Charges,Rs.75900/-
2)Display Board Charges,Rs.10000/-
3)Development Charges,Rs.182605/-
4)Sub Division Charges,Rs.101200/-

Copy To:

1)DAGA DEVELOPERS,
NO : 76 , 2nd FLOOR,
THIRUMANJANA GOPURA STREET,
Tiruvannamalai,
Pin : 606 601.

2)The Tasildhar (Tamil Nilam),
Kilpennathur Taluk Office,
Tiruvannamalai District .
3)The Registrar,
Vettavalam Sub 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.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	54782	20/01/2025
2	OSR Fee		
3	Centage Charges	75900.00	06/03/2025
4	Development Charges	182605.00	06/03/2025
5	Display Board Charges	10000.00	06/03/2025
6	Satellite town charge		
7	Sub Division Charge	101200.00	06/03/2025

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:2025.03.07 07:56:09

அனுப்புநர்:
மாவட்ட உதவி இயக்குநர்
எண்.27, மணலூர்பேட்டை ரோடு,
திருவண்ணாமலை - 606 601.

பெறுநர்:
டாகா டெவலப்பர்ஸ்
எண்.76, 2வது தளம்,
திருமஞ்சன கோபுரம் தெரு,
திருவண்ணாமலை - 606 601.

ROC.No. NS2AW3FP/2025/TCP நாள்: 01.07.2026

பொருள்: மனைப்பிரிவு அனுமதி - மாவட்ட நகர் ஊரமைப்பு அலுவலகம் - திருவண்ணாமலை மாவட்டம், கீழ்பெண்ணாத்தூர் வட்டம், ஓலைப்பாடி கிராம புல எண்கள்.107/9பி, 116/1, 116/10, 116/11, 116/13, 116/14, 116/3, 116/4, 116/8, 116/9, 115/3பி, 116/5பி, 115/15பி, 116/6பி, 116/7ஏ, 115/1சி -ல் மனையின் பரப்பு 36502.32 ச.மீ (9.02 ஏக்கர்)-ல் உத்தேச மனைப்பிரிவு வரைபடத்திற்கு தொழில்நுட்ப ஒப்புதல் வழங்கப்பட்டது தொடர்பாக.

பார்வை: 1. மனுதாரர் டாகா டெவலப்பர்ஸ் நிறுவனம் இணையதள விண்ணப்பம் எண். NS2AW3FP /2025/TCP நாள்:28/02/2025.

2. உதவி இயக்குநர், மாவட்ட நகர் ஊரமைப்பு அலுவலகம், திருவண்ணாமலை அவர்களது நடவடிக்கைகள் NS2AW3FP /2025/TCP, நாள்:06.03.2025.

3. உதவி இயக்குநர், மாவட்ட நகர் ஊரமைப்பு அலுவலகம், திருவண்ணாமலை அவர்களது கடிதம் ந.க.எண்.72/2025/TCP, நள்:07/03/2025.

பார்வை 1-ல் கண்டுள்ள இணையதள விண்ணப்பம் வாயிலாக திருவண்ணாமலை மாவட்டம், கீழ்பெண்ணாத்தூர் வட்டம், ஓலைப்பாடி கிராம புல எண்கள்.107/9பி, 116/1, 116/10, 116/11, 116/13, 116/14, 116/3, 116/4, 116/8, 116/9, 115/3பி, 116/5பி, 115/15பி, 116/6பி, 116/7ஏ, 115/1சி -ல் மனையின் பரப்பு 36502.32 ச.மீ (9.02 ஏக்கர்)-ல் மனைப்பிரிவிற்கு அனுமதி கோரப்பட்டு, பார்வை 2-ல் கண்ட உதவி இயக்குநர், மாவட்ட நகர் ஊரமைப்பு அலுவலகம், திருவண்ணாமலை அவர்களது நடவடிக்கைகள் மூலம் SWP/DTCP/TVM-72/2025 என எண்ணிடப்பட்டு உத்தேச மனைப்பிரிவு வரைபடத்திற்கு இணையதளம் வாயிலாக ஒப்புதல் அளிக்கப்பட்டது. மேற்கண்ட வரைபடத்துடன் ஒப்புதல் அளிக்கப்பட்ட கடிதத்தில் திருவண்ணாமலை மாவட்டம், கீழ்பெண்ணாத்தூர் வட்டம், ஓலைப்பாடி கிராம புல எண்.116/15பி- என குறிப்பிடுவதற்கு பதிலாக கிராம புல எண்.115/15பி என குறிப்பிடப்பட்டுள்ளது. இதனை திருவண்ணாமலை மாவட்டம், கீழ்பெண்ணாத்தூர் வட்டம், ஓலைப்பாடி கிராம புல எண்.116/15பி என திருத்தி படிக்குமாறு தெரிவித்துக்கொள்ளப்படுகிறது. என்று வரப்பெற்றுள்ளது.

எனவே, திருவண்ணாமலை மாவட்டம், கீழ்பெண்ணாத்தூர் வட்டம், ஓலைப்பாடி கிராம புல எண்கள். 107/9பி, 116/1, 116/10, 116/11, 116/13, 116/14, 116/3, 116/4, 116/8, 116/9, 115/3பி, 116/5பி, 116/15பி, 116/6பி, 116/7ஏ, 115/1சி -ல் உள்ள இடத்தை பயன்படுத்திக்கொள்ள அனுமதி அளிக்கப்படுகிறது.

பின் நாட்களில், ஓலைப்பாடி கிராம புல எண்கள். 107/9பி, 116/1, 116/10, 116/11, 116/13, 116/14, 116/3, 116/4, 116/8, 116/9, 115/3பி, 116/5பி, 116/15பி, 116/6பி, 116/7ஏ, 115/1சி -ல் உள்ள இடத்தில் ஏதேனும் தவறு இருக்கும்பட்சத்தில் அதற்கு மனுதாரரே பொறுப்பு என்ற விவரத்தினை இதன் மூலம் தெரிவித்துக்கொள்ளப்படுகிறது.

மாவட்ட உதவி இயக்குநர்
திருவண்ணாமலை

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