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REFERENCE
A1/270/2023

ISSUED
05 February 2024

PP APPROVAL RECORD

Planning Permission

Vilupuram district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
Town Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

56 A, Govt Hospital Road, Villupuram

ROC No. XPCJN0K3/ 16345/2023/TCP Date : 11/12/2023

From:

Joint Director / Deputy Director / Assistant Director

56 A, Govt Hospital Road, Villupuram

To :

Executive Officer ,
Marakkanam Town Panchayat ,
Marakkanam Taluk,
Villupuram District.

Sir/ Madam,

Sub : Layout - Directorate of Town and Country Planning, Chennai-107- Application received for the approval of Layout - Survey No. 189/1A1B, 189/1B, 189/2A, 189/2B, 190/1B1, 190/1B3, 190/2, 190/3, 190/28, 191/1A1, 191/1A4, 191/1B, 191/1C, 191/2A3, 191/2B2, 191/2C2 & 193/1A2 of Marakkanam North Village – Marakkanam Town Panchayat –Marakanam Taluk, Villupuram District - Site Extent – 17.70 Acre (71656.00Sq.m) –Residential Layout Technical Concurrence - Issued - Reg.

Ref : 1.The Layout application received through online vide reference : XPCJN0K3 / 2023, Dated:-08.10.2023.
2.The Assistant Director, Villupuram District Town and Country Planning office Inspection Report of Online Application No. XPCJN0K3 / 2023, Dated: 18.10.2023.
3.Directorate of Town & Country Planning Online Application No. XPCJN0K3 / 2023 / TCP-9, Dated: 24.11.2023. (Road pattern issued)
4.Applicants M/s. Manju Foundations Pvt.Ltd Gift Deed No. 4797/2023, Dated: 28.11.2023.
5.G.O.(Ms.)No.138, Housing and Urban Development Department, Dated: 04.06.2004.
6.G.O.(Ms.)No.79, Housing and Urban Development Department Dated: 04.05.2017.
7.G.O.(Ms.)No.18, Municipal Administration &Water Supply Department, Dated: 04.02.2019
8.G.O.(Ms.)No.16, Municipal Administration &Water Supply Department, Dated: 31.01.2020.
9.G.O.(Ms.)No.141, Housing and Urban Development [UD4(3)], Dated 23.09.2020.
10.G.O.(Ms.)No.181, Housing and Urban Development [UD4(1)], Dated 09.12.2020.
11.Letter No: 19113/UD4(3)/2017-1, Housing and UrbanDevelopment Department, Dated: 30.08.2017.
12.Circular ROC No: 13686/2017/LA-1, Dated 08-09-2017 of Director of Town and Country Planning.
13.Joint Director, Agriculture Department, Vilupuram District,Letter No.E2/12780/202, Dated:27.09.2023.
14.Directorate of Town & Country Planning, Chennai , Technical Concurrence issued on 02.12.2023.
15.Member Secretary, Tamilnadu state Coastal Zone Management Authority & Director Of Environment Letter No.R.C.No.P1/1233/2016, Dated:12.07.2016.
16.Applicant M/s. Manju Foundations Pvt.Ltd letter, Dated: 06.12.2023 (Centage Fees paid Rs.1,39,200/-)

With reference to the 1st letter cited, Applicants has requested for the approval of Residential layout in, Villupuram District, Marakkanam Taluk, Marakkanam Town Panchayat, Marakkanam North Village, S.F.No: . 189/1A1B, 189/1B, 189/2A, 189/2B, 190/1B1, 190/1B3, 190/2, 190/3, 190/28, 191/1A1, 191/1A4, 191/1B, 191/1C, 191/2A3, 191/2B2, 191/2C2 & 193/1A2 to an extent of 17.70 Acre or 71656.00 Sq.m . The layout proposal received in this office for concurrence.

In continuation, With reference to the 14th letter Cited, the application was processed and letter issued directing applicant to handover the land earmarked for road, park, local body and TANGEDCO to the appropriate authority vide reference 3rd cited above. On receiving the gift deed soft copy from the applicant through online, the following order of Technical concurrence for the proposed layout is issued by The Directorate of Town & Contry Planning and Layout numbered as LP/DTCP No: 109/2023. Hence, this Residential layout has been approved with the following conditions.

1.The applicant should be submit the original Gift deed document to the concerned local body.
2.After issuing the final approval duly following the procedure, the local body is requested to send a copy of final approval to this office.

3.Also, the local body is requested to send a copy of layout approved, to the registration department and to the department of survey and land records for appropriate action/information.
Special Conditions:
1.a) With reference to the 7th, 8th 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.Plots reserved for Economically Weaker Section (EWS) should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold out more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020, should be applied in appropriate permission for amalgamation of EWS plots.
3.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.
4.The Conditions mentioned in the letters vide 13 and 14 shall be Complied with.
5.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.
6.20% of centage charge for flag day fund Rs.30,000/- in the name of “Armed Forced Flag Day Fund” paid by the applicant at nationalized bank draft as Payable at Chennai.
7.As per G.O.(Ms)No: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)

8.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.

9.As per TNCDBR-2019 the following fee and charges are collected as follows:
Copy to:
1)M/s. Manju Foundations Pvt.Ltd,
Rep by R. Ganesan (Legal Liaison Manager)
No: 8 , Sapthaswara Apartments,
2nd Floor, First Avenue,
Ashok Nagar,
Chennai- 600 083.

2)Tahsildar ,
Marakkanam Taluk ,
Villupuram.

3)Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.

4)Sub-Registrar,
Marakkanam Sub- Registrar Office,
Villupuram District.

5)Assistant Director,
Survey & Land Records,
Villupuram District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	107484	08/10/2023
2	OSR Fee		
3	Centage Charges	139200.00	06/12/2023
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

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

Vilupuram District.

Enclosure

1.Layout original map and Condition – 2 set

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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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.