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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: B0WF6N8X/2025/TCP

Date: 3/25/25 6:24 PM

From:

Village Panchayat

Kolathur

To :

THIRU.S.N.SYED SIKKANDAR BASHA,
S/O S.J.M.NASSAR,
No.2/554, 1ST MAIN ROAD PDN SALAI,
NEELANGARAI, SHOLINGANALLUR,
CHENNAI 600115.

Online Application Number: B0WF6N8X

Sir/ Madam,

Sub :

RESIDENTIAL LAYOUT- Pearl City - VILLAGE PRESIDENT -VILLUPURAM DISTRICT -MARAKKANAM TALUK-MARAKKANAM PANCHAYAT UNION -KOLATHUR PANCHAYAT AND VILLAGE S.No 9/3B1,9/7B1,12/3B,12/6A1,12/6B2,12/6C1,12/6C2,12/7B,12/8A,12/8B,12/9,12/10,15/6 & 15/7 TO AN EXTENT OF 9.59 ACRE OR 38,821 Sq.m- Final Approval -Reg

Ref :

1) Applicant Thiru.S.N.Syed Sikkandar Basha, The layout proposal received through online vide reference No: B0WF6N8X,
Dated :
23.12.2024
2) District Town and country planning Office, Villupuram District Letter No. B0WF6N8X/2024/TCP. (Road pattern issued
date:30.01.2025)
3) Joint Director , Villupuram District, Agri NOC Letter No.C2/14939/2025, Dated: 08.01.2025.
4) Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020,
Dated: 24.12.2020.
5) Applicant Thiru.S.N.Syed Sikkandar Basha, Gift deed (Local Body) Document No. 394/2025, Dated: 03.02.2025.
6) G.O(Ms) No:138, Housing and Urban Development Department, Dated: 04.06.2004
7) G.O(Ms) No:79, Housing and Urban Development Department, Dated: 04.05.2017.
8) G.O(Ms) No:18, Department of Municipal Administration and WaterSupply, Dated:04.02.2019 and G.O (Ms) No: 16,
Department

of Municipal Administration and Water Supply, dated: 31.01.2020.
9) G.O (Ms) No:141, Housing and Urban Development Department, Dated: 23.09.2020
10) G.O (Ms) No: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) Applicant Thiru.S.N.Syed Sikkandar Basha, Centage Charges & Developement Charges , Dated: 15.02.2025
15) Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019.
16.Demand payment request letter, Dated.15.02.2025 (Requiring OSR Charges, centage, subdivision charges and development charges).
17. Applicant Thiru. S.N.SYED SIKKANDAR BASHA, Demand payment submitted letter, Dated:15.02.2025 (OSR Charges, Centage charges, Subdivision Charges and development charges.
18. Local body Demend Payment Dated.21.02.2025
19.Village Panchayat resolution No.70, Dated 10.03.2025
20. Land Use conversion Charges challan No.210325649614869, Dated,21.03.2025

Body:

With reference to the 1st cited letter, applicant has requested for the approval of residential layout in Villupuram Dis, Marakkanam Taluk, Marakkanam Panchayat Union, Kolathur Panchayat and village S.no 9/3B1,9/7B1,12/3B,12/6A1,12/6B2,12/6C1,12/6C2,12/7B,12/8A,12/8B,12/9,12/10,15/6 & 15/7 TO AN EXTENT OF 9.59 ACRE OR 38,821 Sq.m forwarded from Villupuram District town and country planing for final Approval

In the continuation, with reference to the 2nd cited Letter, road pattern for residential layout has been issued by this office on 30.01.2025 Further the applicant Thiru.S.N.SYED SIKKANDAR BASHA has gifted the road, road splay and piblic areas to the Kolathur Panchayat on 03.02.2025.

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 L.P/A.D.T.C.P (VD) No:37/2025. And
enclosed with 5 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.1(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 Tahsildhar to update in
Tamilnilam website.

Special Conditions

1) a) With reference to the 9th cited and 10th Government order, 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
Applicantss After collecting the necessary fees the final layout sketch, permit of planning authority along with approval of Local
Body
shall be issued to the Applicants(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 Applicants (s) directly, only after ensuring that the Applicants 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

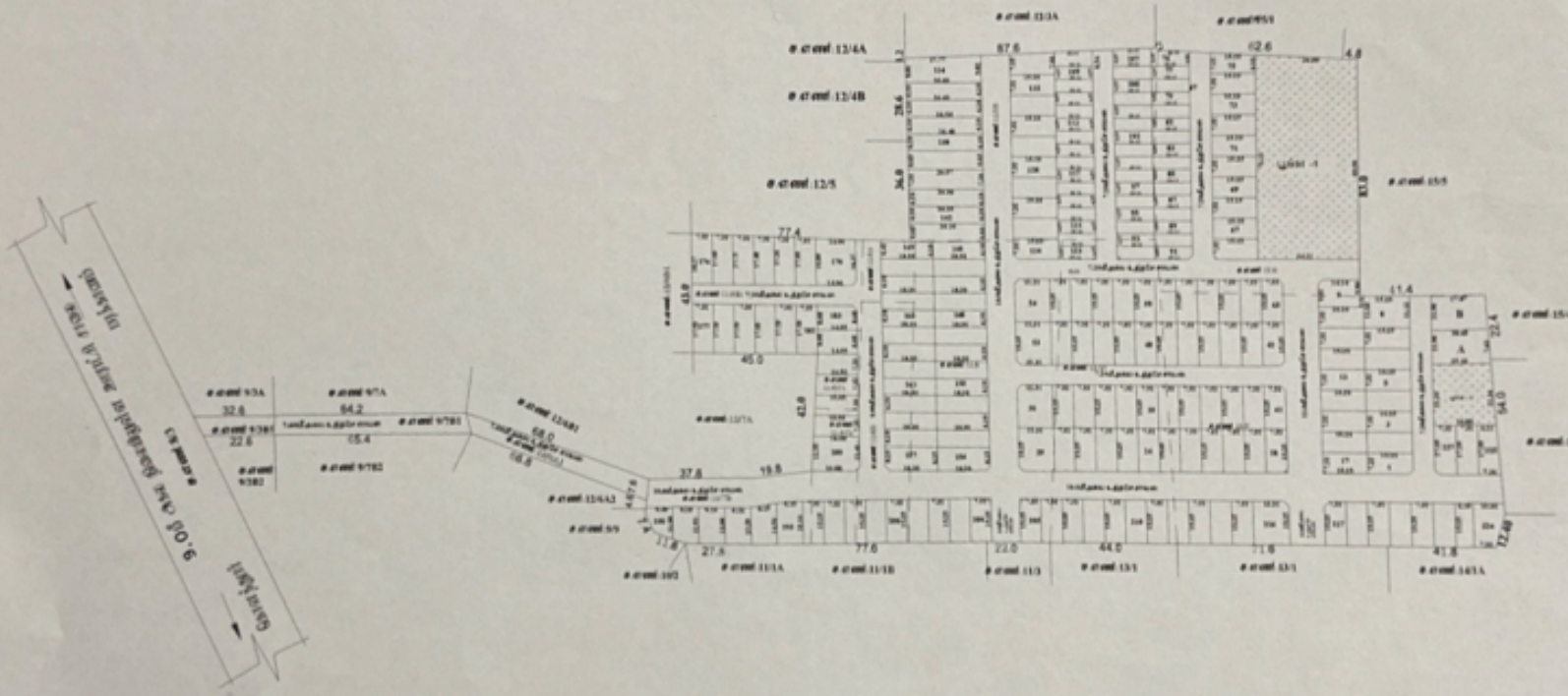
2) With reference to the 11th cited and 12th cited letter, the concern local body must issue

the final approval order after transfer
of earmarked road 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 Applicants has requested to follow the protocols
as
per instruction given by TNRERA.
Addition information
Total Extent of the Pearl City Layout-9.59 Acre or 38,821 Sq.m
No of Plots-227 Nos
Layout Road Area Handed over to local body -10978.63 Sq.m
Local Body (A)-227.78 Sq.m(0.81%)
TANGEDCO(B) -218.39 Sq.m (0.78%)
OSR -2857.06 Sq.m(10.26%)
1) Tahsildar,
Marakkanam Taluk,
Villupuram.
2) Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.
3) Sub Registrar,
Marakkanam Sub Registrar Office,
Marakkanam Taluk,
Villupuram District.
4) Assistant Director,
Survey & Land Records,
Villupuram District.

Village

தலைவர்
கொளத்தூர் ஊராட்சி
மரக்காணம் ஊராட்சி ஒன்றியம்.

Signature valid
Signed by: Village Panchayat President
Location:Villupuram
Date:2025.03.25 18:24:17


9.0 மீ அகலமுள்ள அரசு சாலை
தலைவர்
கொளத்தூர் ஊராட்சி
மரக்காணம் ஊராட்சி ஒன்றியம்

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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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.