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பதிவுத்துறை

இரசீது - ஆவணப்பதிவு

இரசீது எண் : 1164/2025

ஆவண எண் : R/ Yercaud/ BOOK-1/ 974 / 2025

திரு ஏ சுகுமார் அவர்களிடமிருந்து ₹ 5,110 (ரூபாய் ஐந்தாயிரத்து நூற்று பத்து மட்டும்) [இணைய வழி: REG202506235373018 ₹ 5110] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	1,000
2	பதிவுக் கட்டணம்	2,000
3	கணினிக் கட்டணம்	2,000
4	குறுந்தகடுக் கட்டணம்	100
5	ஆவண எழுத்தர் நலநிதி	10
	செலுத்தப்பட்ட மொத்தத் தொகை	5,110

குறிப்பு: இந்த அசல் ஆவணம் உடனடியாக பக்க சான்று இடப்பட்டு ஒளி வருடல் செய்யப்பட்டு திரும்ப வழங்கப்படும். ஆகவே அசல் ஆவணத்தைத் திரும்பப் பெற தகுதி பெற்ற திரு / திருமதி /செல்வி திரு VENKATESH BABU இது தொடர்பாக குறுஞ்செய்தி பெற்றவுடன் அசல் ரசீதை அளித்து அசல் ஆவணத்தை திரும்ப பெற்றுக்கொள்ளலாம். இதில் ஏதேனும் இடர்பாடுகள் இருப்பின் கட்டணமில்லா தொலைபேசி எண் 1800-102-5174 - ஐ தொடர்பு கொள்ளவும்.

ஏற்காடு அலுவலகம்

நாள்: 23/06/2025

பதிவு அலுவலர் கையொப்பம்

உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சுருக்க விவரங்கள்			
பயனர் பெயர்	முழுப் பெயர்	கைப்பேசி எண்	உருவாக்கப்பட்ட நாள்
Sjhrajkumar7788 (குடிமக்கள்)	Venkatesh Kumar	9585596912	21-06-25 08:01:29 AM

1. அசல் ஆவணத்தைத் திரும்பப் பெரும்போது உரிய நபரின் விரல் ரேகை பெறப்படுகிறதா என உறுதிசெய்து கொள்ளவும்.
2. ஆவணதாரர்கள் தங்களின் சரியான கைபேசி எண்ணைப் பதிவுக்கு தாக்கலாகும் ஆவணத்தில் தெரிவித்தால் ஆவணம்/சொத்தின் நிலை குறித்த குறுஞ்செய்தியை பெறலாம்.
3. ஆவணத்தை குறித்த காலத்தில் திரும்பப் பெற்றுக்கொள்ளத் தவறும் பட்சத்தில் பாதுகாப்பு கட்டணம் வசூலிக்கப்படும்.
4. பட்டா மாற்றம் தேவைப்படும் ஆவணங்களுக்கு பட்டா மாற்றம் செய்யக் கோரும் படிவம் இவ்வலுவலகத்தில் இருந்து இணையதளம் வழியாகவே வருவாய்த்துறைக்கு அனுப்பப்பட்டுள்ளது. அதன் ஒப்புகைச் சீட்டை தங்களின் அசல் ஆவணத்தைத் திரும்பப் பெறும்போது கேட்டுப் பெற்றுக்கொள்ளவும்.

https://tnreginet.gov.in என்ற இணைய தளம் மூலம் வழங்கப்படும் சேவைகள்

- கட்டணமின்றி வில்லங்க விவரம் தரவிறக்கம் செய்யும் வசதி
- சார் பதிவாளர் அலுவலகம் நேரில் வராமல் இணையதளம் மூலம் சான்றிட்ட நகல்கள், வில்லங்க சான்று விபரங்கள் விண்ணப்பித்து மின்னஞ்சல் மூலம் சான்று பெரும் வசதி
- இணையதளம் மூலம் பொது மக்களே ஆவணம் உருவாக்கும் வசதி
- இணையதளம் மூலம் வழிகாட்டி மதிப்பை அறியும் வசதி, கட்டிட மதிப்பை கணக்கிடும் வசதி
- இணையதளம் மூலம் முத்திரைத் தீர்வை, பதிவுக் கட்டணம் உள்ளிட்ட கட்டணங்கள் செலுத்தும் வசதி
- பொதுமக்கள் நலன் சார்ந்த சுற்றறிக்கைகள்/அரசாணைகள் பதிவுத்துறையின் இணையதளத்தில் பார்வையிடும் வசதி.

974/2025

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 19 JUN 2025

Shri Janani homes (P) Ltd

DG 114611

K. DHINESH BABU
STAMP VENDOR
License No. 23/CH (S) 2010 dt. 28.02.2011
Sholinganallur, Chennai-600 119.
Cell: 9841417992

POWER OF ATTORNEY FOR DEVELOPMENTS AND PROMOTIONS

This Power of Attorney for Development is executed on this **23rd day of June 2025** at Yercaud, Salem District, Tamilnadu.

KNOW ALL MEN BY THESE PRESENTS, We

Mr.E.SUKUMAR (PAN: AAQPS9053B, Aadhaar No: 3771 1294 0043), son of Late.S.Ekambaram aged about 74 years, and **Mrs.C.RAJESWARI (PAN: AADPR1040G, Aadhaar No. 9028 2336 2793)**, wife of Mr.A.E.Sukumar aged about 75 years, both are residing at Door No. 20, Sri Sowdambiga Nagar, Dasanaickenpatty Post, Salem – 636 201, both are hereinafter collectively called as the **PRINCIPALS** which term shall mean include wherever the context so requires or permits their legal representatives, executors, administrators, successors, nominees and assigns of the One Part;

C Rajeswari

For SHRI JANANI HOMES (P) LTD

Authorised Signatory

PRINCIPALS **POWER AGENT**

Document No : 974 of 2025 of Book 1
Contains 30 Sheets 1 Sheet

Registering Officer
Yercaud

DO HEREBY NOMINATE APPOINT AND CONSTITUTE

M/s. SHRI JANANI HOMES (P) LTD (PAN:AANCS4620C), a Private Limited Company incorporated under Companies Act 1956 (No.1 of 1956) having Registered office at No.1, 1st Floor, Gandhi Street, Kumaran Nagar, Semmencherry, Chennai – 600 119, represented by its Authorised signatory **Mr. T. Venkatesh Rajkumar (Aadhaar No: 9569 3022 3898)** S/o G. Tamilmani aged about 35 years residing at No.51, Pillaiyar Kovil Street, Bhuvanagiri, Cuddalore – 608 601, hereinafter called as the **POWER AGENT** which term shall mean and include wherever the context so requires or permits, its representatives, administrators, successors-in-interest, nominees and assigns.

WHEREAS the PRINCIPALS is the sole and absolute owner of the properties mentioned as follows,

Sl.No	Survey No.	Extent in Ares	Extent in Cent	Patta	Document No.	Present Owner
1	95/2A3	130	321	372	53/2017	E.Sukumar/ S.Rajeswari
2	95/4C	317	783	373	53/2017	E.Sukumar/ S.Rajeswari
	Total	**447**	**1104**			

Situated at Puthur Village, Vazhavanthi Union, Yercaud Taluk, Salem District, Tamilnadu 606 206 morefully described in the Schedule A herein

WHEREAS the **PRINCIPALS** are desirous of development and promotion of the property in the Schedule C herein and hereinafter referred to as the Schedule property to form a residential Layout and also to obtain various approvals from various authorities.

C Rajeran

For SHRI JANANI HOMES (P) LTD

Authorised Signatory

PRINCIPALS

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Registering Officer
Yercaud

POWER AGENT

WHEREAS since the **PRINCIPALS** are not in a position to personally look after the developmental, promotional and other related activities pertaining to the Schedule of property, the PRINCIPALS do hereby appoint and retain the aforesaid **M/s. SHRI JANANI HOMES (P) LTD** as their ATTORNEY of the PRINCIPALS to do the following acts, deeds and things pertaining to the Schedule of property on behalf of and in the name of the PRINCIPALS:

1. To generally maintain and manage the SCHEDULE C Property.
2. To enter the SCHEDULE C Property for the purpose of measurement, planning, and designing a modern villa/resort complex.
3. To give license and permission to the Power Agent and or its nominee(s) to have possession of the Schedule property with full right and authority to commence, carry on and complete development works beyond the developments executed by principals.
4. To apply with the various authorities such as TANGEDCO, The President Puthur Village Panchayat, Vazhavanthi Panchayat Union, Directorate of Town and Country Planning, Local Planning Authority etc., for the purpose of construction of residential villas, commercial buildings, restaurants and other required permissions as may be deem fit for the development of said Schedule property.
5. To pay the necessary fees and carry out such work as required on the schedule mentioned properties for securing approval of the aforesaid Constructions.
6. To apply to concerned authorities to get electricity supply, sewage, water connection etc.
7. To pay such monies payable as fees and to pay such security deposits as mandated by law.
8. To correspond with the authorities and to give necessary clarifications and to furnish such further or other details as maybe required in due approval of the layout.
9. This power cannot be further delegated by our aforesaid attorney.

C Rajeevan

PRINCIPALS

For SHRI JANANI HOMES (P) LTD

Authorised Signatory

POWER AGENT

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Registering Officer
Tarcadd

10. Generally, to do all other lawful acts necessary for securing the approval for the Developments/Promotion of the schedule mentioned property.
11. To apply and get necessary NOC/Permission to build a Culvert from Public Works Department (PWD/WRD) / Government of Tamil Nadu if it is required.
12. To make representations to the Department of Revenue and to all local authorities in respect of the schedule mentioned properties.
13. To register and receive the certificate from TNRERA and to pay the necessary charges for the same.
14. To carry out and execute all such development works as the AGENT may deem fit by appointing contractors/sub-contractors builders / architects and any other agency.
15. To appoint, consult or engage any Advocate/s, Auditor/s, to file affidavits, petitions, plaints, written statements etc. to file and defend cases before the courts or any other legal forum or authority to compromise and settle disputes etc. in respect of the SCHEDULE PROPERTY.
16. This POA is not applicable for any sale transactions of the schedule property.

For SHRI JANANI HOMES (P) LTD

Authorised Signatory

C Rajarai.

PRINCIPALS

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Registering Officer
Vercaud

THE SEAL OF THE SUBREGISTRAR OF VERCAUD

POWER AGENT

SCHEDULE A PROPERTY

All that piece and parcel of vacant land bearing **Patta Nos. 372, 373** comprised in Survey Numbers admeasuring to an extent of **Acre 11.04 Cents** as follows,

Sl.No	S.Nos	Extent in Hectares	Extent in Acres
1	95/2A3	1.30.0	3.21
	95/4C	3.17.0	7.83
	Total	**4.47.0**	**11.04**

situated at Puthur Village, Yercaud Taluk, Salem District, and also within the Sub-Registration District of Yercaud and the Registration District of Salem East and also within the limits of Vazhavanthi Village Panchayat and Yercaud Panchayat Union.

SCHEDULE B PROPERTY

Over the land comprised in S.Nos. 95/2A3, 95/4C along with adjacent lands S.Nos. 95/5, 95/6 admeasuring to an extent of Acres 18.90 cents (76,500.00 Sq.m), of Puthur Village, Vazhavanthi Panchayat, Yercaud Panchayat Union, Yercaud Taluk, Salem District, technical clearance of the residential Layout containing 207 number of Plots (including EWS Sites), Shops 1 & 2, and Public Use land, approved by the Directorate of Town and Country Planning, Chennai vide LP / DTCP No. 79/2024 bearing ROC No. LM / YR27YZ59 / 20091 / 2023 / TCP / 2024 / TCP dated 07.11.2024 and Final Approval for the said layout has been accorded in the Vazhavanthi Village Panchayat Council Meeting held on 18.11.2024 through the Resolution No. 151/5, dated 18.11.2024 vide., Final Approval Letter bearing ROC No. 1 / VP / 227922 / SWP / LAYOUT / YR27YZ59 / 2024 dated 25.11.2024 was issued by the Village Panchayat, Vazhavanthi.

C Rajavel.

PRINCIPALS

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Contains 30 Sheets 5 Sheet
Registering Officer
Yercaud

POWER AGENT

SCHEDULE C PROPERTY

All that piece and parcel of the **Plot Nos. 1 to 94, 95 part, 96 part, 97 part, 98 part, 99 part, 108 part, 109 to 113, 114 part, 118 part, 119 part, 120 to 126, 127 part** admeasuring to an extent of **33,573.48** Sq.mtr only equal to **3,61,385** Sq.ft

IN WITNESS WHEREOF THE VENDORS AND THE PURCHASER HAVE SIGNED THIS SALE AGREEMENT ON THIS **23rd DAY OF JUNE 2025**, ABOVE WRITTEN IN THE PRESENCE OF:

For SHRI JANANI HOMES (P) LTD

Authorised Signatory

C Rajivan.

PRINCIPALS **POWER AGENT**

Witnesses:-

1. D. Gopinath S/o R. Dakshinamoorthy, 111/58-4 S.G. Erth Salem - 636015

2. N. J. VENKATESHABABU S/O N. R. JEGANADASS, 67A JONES JOTHY a maxworth nagar 5th street Pallikaranai chennai-600100

Drafted by :-

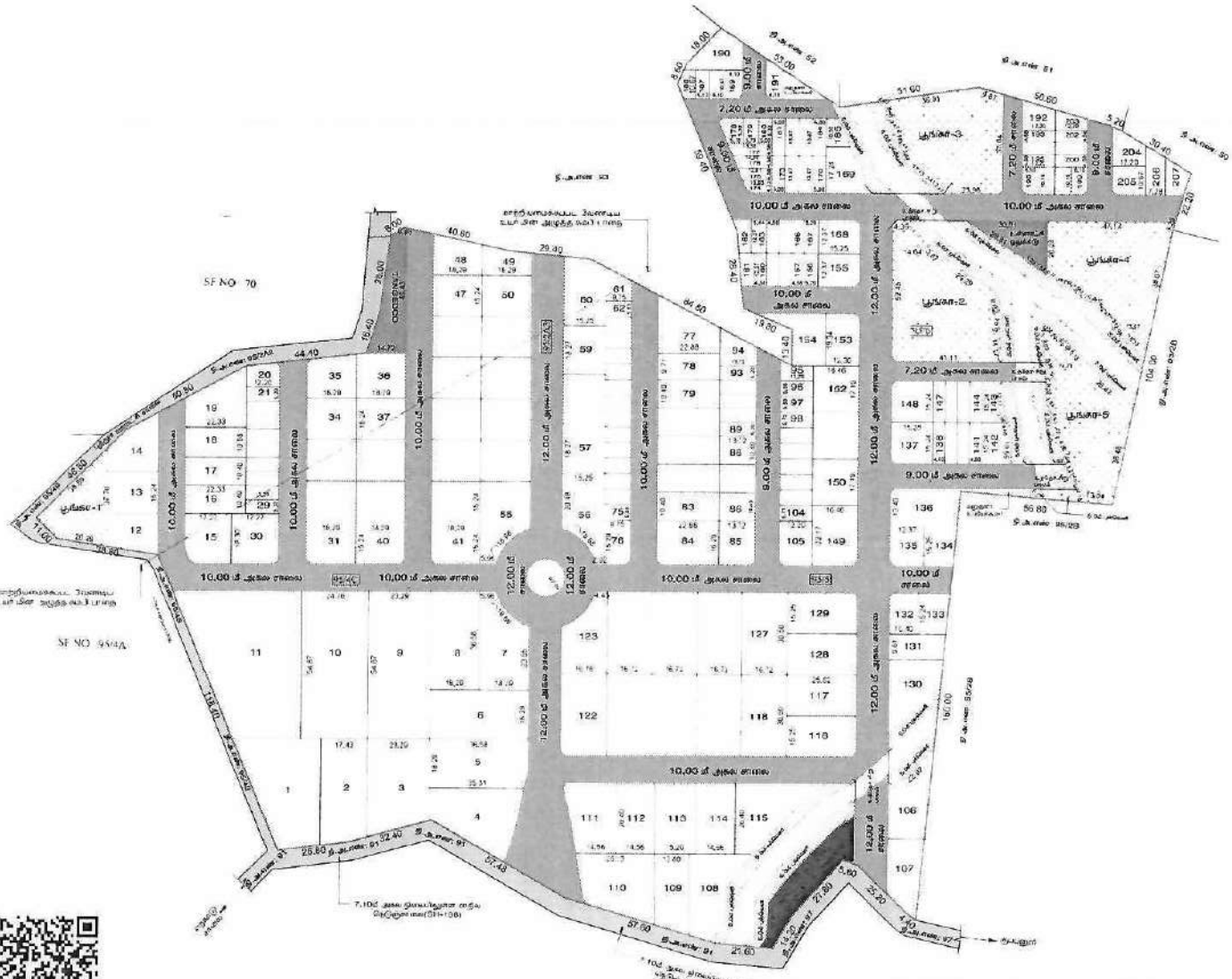


N.SATHIAIYAN B.Sc.,M.L.,
Advocate
Enrl.No.MS.695/1983
Block No 46[illegible] Flat No.404
Bollineni Hill Side, Chennai-600126

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Registering Officer
Avadi

THE SEAL OF THE SUBREGISTRAR OF PERAMBUR



நகர் ஊரமைப்பு துறை

சேலம் மாவட்ட நகர் ஊரமைப்பு அலுவலகம்

ஏற்காடு வரைபடச் ஒன்றியம்

சேலம் மாவட்டம், ஏற்காடு வட்டம், ஏற்காடு ஊராட்சி ஒன்றியம், வாழவந்தி ஊராட்சி புத்தூர் கிராமம், சர்வே எண்கள்: 95/2A3, 95/4C, 95/5 மற்றும் 95/6-ல் அமையும் உத்தேச குடியிருப்பு மனைப்பிரிவுக்கான உத்தேச மனைகள் அமைப்பு தொழில்நுட்ப ஒப்புதல் வரைபடம்.

கோப்பு எண் : YR2TYZ59 / 2024 - TCP4

அளவுத் திட்டம் : 1 : 800 (1"=66'-0")

குறிப்பு:

மனைப்பிரிவின் பரப்பளவு	76500.00 ச.மீ (18.90 ஏக்கர்)
சாலையின் பரப்பளவு	18538.18 ச.மீ
மீதமுள்ள பரப்பளவு	57961.82 ச.மீ
மொத்த மனைகள்	207
ஒதுக்கிய மனைகள்	207 (E.W.S மனைகள் உட்பட)
மனைப்பிரிவின் எல்லை	
நிலையிலுள்ள சாலை	

A. பொது ஒதுக்கீடுகள் - ... (TNCDBR 2019, 47(B)-ன் படி மொத்த மேம்பாட்டு பரப்பளவில் 10% ஒதுக்கீடு செய்யப்பட்டுள்ளது)

உள்ளாட்சியிடம் முறையாக ஒப்படைப்பு செய்யப்பட்டவைகள்

பூங்கா-1	591.91ச.மீ
பூங்கா-2	1556.16ச.மீ
பூங்கா-3	1413.66ச.மீ
பூங்கா-4	1489.57ச.மீ
பூங்கா-5	1303.01ச.மீ
	8354.30ச.மீ - 10.96%

உள்நோக்கு சாலைகள் மற்றும் புறம்போக்குகளின் பரப்பளவு	18538.18 ச.மீ
புல்வெளி (கூடுமிடக்கூட நில வெளிப்பரப்பு தவிர)	2960.54 ச.மீ - 5.11 %

B. பொது உபயோகம் - (TNCDBR 2019, 47(B)-ன் படி மொத்த மேம்பாட்டு பரப்பளவில் 1% ஒதுக்கீடு)

1. உள்ளாட்சிகளான ஒதுக்கீடுகள் பரப்பளவு	308.76 ச.மீ - 0.53%
2. தமிழ்நாடு மின் உற்பத்தி மற்றும் பகிர்மான கழகத்திற்காக ஒதுக்கீடுகள் பரப்பளவு (TANGEDCO)	418.74 ச.மீ - 0.72%

ஒதுக்கீடுகள் (திருப்பளங்குறிப்பு)

E.W.S மனைகளின் பரப்பளவு	5805.82 ச.மீ 10.02 %
E.W.S மனை எண்கள்	21-29 62-75 89-93 95-104 138-141 144-147 156-167 179-184 186-189 மற்றும் 193-203.
கடை -1	258.10 ச.மீ
கடை -2	273.45 ச.மீ
கடை மனைகளின் பரப்பளவு	486.05 ச.மீ - 0.84%

மூலைமுடக்கு

7.20 மீ - 12.00 மீ அகல சாலை 1.50 x 1.50 மீ

நிபந்தனைகள்:

1. இவ்வனையிலுக்கு உள்ளாட்சி சட்டம் இறுதி ஒப்புதல் வழங்கப்படும் முன் இடத்தில் எல்லை குறியீடுகள் ... அனுமதியற்ற திசை மாற்றமோ, சாலைகளுக்கு ... ஆகியவை ...

2. ... மனைப்பிரிவுக்கு தொடர்பு ... மனைப்பிரிவுக்கான ... மற்றும் ... முறையாக ... மனைப்பிரிவுக்கான ... முடிக்கப்பட்ட ... ஒப்படைக்கப்பட்ட ...

3. ... E.W.S மனைகள் 21-29 62-75 89-93 95-104 138-141 144-147 156-167 179-184 186-189 மற்றும் 193-203 ...

4. ... 10.00 மீ அகல சாலைக்கு அப்பால் E.W.S மனைகளுக்கு அடைய வகையில் ... மேற்கொள்ளப்பட வேண்டும்.

5. ... 2023 ஆம் ஆண்டின் 18.09.2025 அன்று ... SWPREF/2263/2025 ... ஒப்புதல் ...

6. ... மனைப்பிரிவுக்கு ... (Buffer Area) ... மனைப்பிரிவுக்கு ... (Buffer Area) ... மனைப்பிரிவுக்கு ... (Buffer Area) ...

7. ... மனைப்பிரிவின் ... மனைப்பிரிவுக்கு ...

ம.வ / ந.ஊ.இ.எண்: 79 / 2024	

நகர் ஊரமைப்பு இயக்குநர்

For SHRI JANANI HOMES (P) LTD

Authorised Signatory

Registering Officer
Yercaud

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Signature valid

Signature valid

Signed by: Assistant Director
Location: Salem
Date: 2024.11.07 ...

Signature valid

Signed by: Village Panchayat President
Location: Salem
Date: 2024.11.25 ...

Layout Application - Final Approval Letter

Roc No: 1/VP/227922/SWP/LAYOUT/YR27YZ59/2024

Date: 11/25/24 7:17 PM

From:

Village Panchayat

VAZHAVANTHI

To :

Sukumar E Rajeshwari S Somasundaram M
(Power of Attorney / Lease Holder As Per Yercaud SRO Doc. No: 55/2017),
S/O. Ekambaram, Plot no: 20, Sowdambika nagar, Dasanaickenpatti, Salem, Dasanaickenpatti, Salem, Salem-636201.

Online Application Number: YR27YZ59

Sir/ Madam,

Sub :

Residential Layout-District Town and Country Planning Office - Salem- The proposal for Residential Layout with an extent of 18.90 Acre (76500.00 Sq.m)- Comprised in SF.Nos. 95/2A3, 95/4C, 95/5 and 95/6 - Puthur Village and Valavandhi Panchayat –Yercaud Panchayat Union – Yercaud Taluk - Salem District - Technical Concurrence issued - Vazhavanthi Village Panchayat Council permission/approval accorded – Reg.

Ref :

1. Applicants Mr.E.Sukumar, Mrs.C.Rajeshwari and Mr. M.Somasundaram, Application Ref No: SLM/YR27YZ59/20091/2023/TCP, Dated.19.12.2023.
2. Road pattern plan approved by the Directorate of Town and country planning Office, Chennai, dated: 05.10.2024.
3. Plot pattern Technical Clearance issued by Director of Town and country planning, Chennai vide Reference No. YR27YZ59 /2023 / TCP4, (LP / DTCP No. 79/ 2024) dated 28.10.2024
4. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
5. Circular from the Director of Town and Country Planning, Roc.No:19799/2020,Dated: 24.12.2020.
6. Applicants Mr.E.Sukumar, Mrs.C.Rajeshwari and Mr. M.Somasundaram, Application Ref No: YR27YZ59/2023/TCP4, (Gift deed document No:1738/2024 and 1737/2024, Dated.16.10.2024 (LOCAL BODY) &(TANGEDCO).
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
8. G.O.18, Department of Municipal Administration and WaterSupply Dated04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, Dated.31.01.2020.

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Registering Officer
Yercaud

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9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
11. Government Letter No.19113/Nov4(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: 29.10.2024 (requiring payment of Centage Fee, Sub Division Charges and Development Charges).
15. Applicants Mr.E.Sukumar, Mrs.C.Rajeshwari and Mr. M.Somasundaram, Application Ref No:YR27YZ59/2023/TCP4, Dated.29.10.2024.(Payment of Centage Fee, Sub Division Charges and Development Charges).
16. Payment details Armed Force Flag day Fund received from the applicant on 06.11.2024.
17. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2,Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.
Ref : 18. Chief Engineer, Agricultural Engineering Department, Letter No.()1/24630/2023, Dated: 05.07.2023.
19. Joint Director Agricultural Department, Salem District Letter No.E2/470/2024, Dated:29.04.2024.
20. Minutes of AAA committee resolution No.2, Dated: 20.07.2024 and Assistant Director, Salem District Town and Country Planning office, Letter Roc. No.1129/2012 SD-3, Dated:19.06.2024.
21. Principal Chief Conservator of Forests, Tamil Nadu Forest Department, Chennai Letter Ref. K.Dis. No. TS4/21237/2023,Dated:09.11.2023.
22. Deputy Director, Department of Geology and Mining, Letter Roc.No.706/2023/ Mines-C, Dated: 09.06.2023.
23. Revenue Divisional Officer, Salem District, NOC. Roc. No.8637/2023/A3, Dated:14.12.2023.
24. Tashildar, Yercaud Salem District, NOC. K.Dis. No.1000/2018 (A2),Dated:14.06.2018.
25. Assistant Engineer, Highways, () , Yercaud, Letter Roc. No.O2/2024/2, dated: 24.04.2024.
26. Director of Town and country planning, Chennai, Extract of the 83rd HACA Meeting Minutes for Agenda No.06, dated:29.08.2024.
27. Tamil Nadu Gazette No.28, dated.10.07.2024.
28. Director of Town and Country Planning, Chennai Letter No.29503/2023/NPD, Dated. 30.07.2024
29. Salem District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department(Planning Permission) ROC. No. LM/YR27YZ59/20091/2023/TCP/2024/TCP, Dated. 07/11/2024
30. Applicants Mr.E.Sukumar, Mrs.C.Rajeshwari and Mr. M.Somasundaram, Local Body LAYOUT Application Office Ref No: 1/VP/227922/SWP/LAYOUT/YR27YZ59/2024, Dated.24.11.2024. (Payment of Layout Approval Fees and Layout Inspection on 23.11.2024 (As per Transaction id: 4cad8bac-6129-4bc2-8d81-24ff26541417) and Payment of 3% Market Land Value Land Conversion Charges on 24.11.2024 (As per Transaction ID : BY TRANSFER /IMPS/P2A/432921040119/ /VAZHAVANTHI).
31. VAZHAVANTHI VILLAGE PANCHAYAT COUNCIL Resolution No: 151/5, Dated: 18.11.2024 (In The Presence of The President of VAZHAVANTHI VILLAGE PANCHAYAT Mrs. Pappu Venkatachalam and along with 8 Village Panchayat ward Members of the VAZHAVANTHI VILLAGE PANCHAYAT COUNCIL)

Body:

ORDER:-

In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Salem District in the Ref 29th cited, it seems that the Layout Proposal application from Mr.E.Sukumar, Mrs.C.Rajeshwari and Mr. M.Somasundaram in ref 1st cited seeking technical clearance for proposed formation of Residential Layout to an extent of 18.90 Acre (76500.00 Sq.m). in the land bearing S.F.No's. 95/2A3, 95/4C, 95/5 and 95/6 of Puthur Village and Valavandhi Panchayat, Yercaud Panchayat Union, Yercaud Taluk, Salem District was processed as per the prevailing rules and after perusing the records and after conducting site inspection, road pattern map was approved by the Director of Town and Country Planning, Chennai vide 2nd cited above and on receipt of gift deed no. 1738/2024, (gifted to Local Body) and 1737/2024 (gifted to TANGEDCO), Dated:16.10.2024 as in ref 6th cited from the applicant through online the concurrence for the above said layout is issued vide LP / DTCP No. 79/ 2024 by Director of Town and Country Planning, subject to the following general conditions and special conditions.

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Layout Details:

1. Layout Extent - 18.90 Acres or 76500.00Sq.m.
2. No of Plots Allotted -207 Nos (Including EWS Sites)
3. EWS Plots Extent EWS Plots nos:5805.82Sq.m (21-29, 62-75, 89-93,95-104, 138-141, 144-147, 156-167, 170-184, 186-189, 193-203) (10.02%).

Public Purposes Gifted to Local body:

i) Layout Roads including Splay : 18536.18Sq.m.
ii) Building Prohibited Area : 2960.54 Sq.m(5.11%)
iii) Public purpose for Local body : 308.26Sq.m. (0.53%)
iv) Public purpose for Tangedco : 418.74Sq.m. (0.72%)
v) Park-1 :591.91Sq.m Park-2: 1556.16 Sq.m Park-3 : 1413.66 Sq.m Park-4 :1489.57 Sq.m Park-5 :1303.01Sq.m Total Park Area : 6354.30Sq.m (10.96%)
vi) Shop-1 : 258.10 sq.m Shop-2 :273.45sq.m Total Shop Area : 486.05Sq.m (0.84%)

And the approval For the Same Layout as detailed above has been accorded in the Vazhavanthi Village Panchayat Council Meeting held on 18.11.2024 through the Resolution No: 151/5, Dated: 18.11.2024 that has been passed unanimously.

1. According to the ordinance in References,

i) Layout Approval Fees For 207 plots that is technically Concurred by SALEM DTCP in Ref 3rd Cited as a Sum of Rs.2,07,000/- is Paid through ONLINE CHALLAN Payment Transaction ID : 4cad8bac-6129-4bc2-8d81-24ff26541417, Dated. 23.11.2024.

ii) Layout Inspection Fees for 25 No of Roads, 5 No. of Parks, 1 No. TANGEDCO Land and 1 No. Land for Local Body Totalling to 32 Nos. as a Sum of Rs.16,000/- is Paid through ONLINE CHALLAN Payment Transaction ID: 4cad8bac-6129-4bc2-8d81-24ff26541417, Dated. 23.11.2024.

Accounts Totally to Rs.2,23,000/-

And

iii) As On 24.11.2024, the 3% Market Land Value of the Lands which comes under same land category as with S.F.No's. 95/2A3, 95/4C, 95/5 and 95/6 in the 61.Puthur Village as Land conversion charges for 18.9 Acre of Land in the land bearing S.F.No's. 95/2A3, 95/4C, 95/5 and 95/6 of 61.Puthur Village of Vazhavandhi Panchayat, Yercaud Panchayat Union, Yercaud Taluk, Salem District amounting to Rs.4,27,500/- is Paid through Transaction ID : BY TRANSFER /IMPS/P2A/432921040119/ /VAZHAVANTHI, Dated. 24.11.2024.

Which sums to OverAll Total of Rs.6,50,000/- and is been received as in ref 30 cited in the Primary SNA Account of VAZHAVANTHI VILLAGE PANCHAYAT OFFICE-227922 in Account Number: 7388282335 As on 23.11.2024 and 24.11.2024 Respectively.

Therefore, Subject to Specific Conditions, Salem District, Yercaud Panchayat Union, Vazhavandhi Village Panchayat , extent of 76500.00 Sq.m in the Land Bearing S.F.No: 95/2A3, 95/4C, 95/5 and 95/6 of 61.Puthur Village of Vazhavandhi Panchayat, Yercaud Panchayat Union, Yercaud Taluk, Salem District Residential Layouts comprising of 207 Plots (As mentioned in the Technical Concurred Layout Plan in Ref 3rd Cited and As per the Land Conversion Charges Paid in ref 30th cited) has been Approved and Also It is hereby ordered to grant Approval for the above mentioned Residential Layout subject to the following General conditions, Special Conditions and Layout Conditions.

General Conditions:

The Layout Proposal received vide the reference 1st cited Online application was processed as per the rules prevailing and after perusing the records and after conducting inspection, the applicant was directed to handover the portion of land ear marked for roads, public purposes meant for local body, Park Purposes and TANGEDCO Usages vide under reference 3rd cited above.

On receiving the gift deed soft copy from the applicant vide through online 6th cited above, and on receiving the payment of charges such as Centage charges and Development Charges vide under reference 15th and 16th cited above, the Technical Concurrence is issued vide under reference 3 cited to the said layout subject to the following conditions.

1. As per the condition, the layout has been approved and the approved assigned to the layout is PLANNING PERMISSION NO: YR27YZ59 /2023 / TCP4, (LP / DTCP No. 79/2024) dated 28.10.2024. The approved layout Plan is enclosed herewith for taking further action in this regard. The applicant should submit the Original Gift Deed of 6th cited above to the The President, Vazhavandhi Panchayat, Yercaud

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amenities mentioned in the Layout Residential Approval, the Applicant has laid Roads as indicated on the map and other amenities like Storm Water Drains, Water Supply Facilities, necessary Street Lights has been provided as per the standards specified by the Local body, Public Space area of roads which are to be donated to the Local Body Administration Concerned, the Land Area for the same has been with the document no: 1738/2024 Dated: 16.10.2024 registered at the Yercaud Sub-Registrar Office.

4. And it is the Responsibility of the The Applicant/ Owner/ Developer to Lay Roads like as indicated on the approved Road Plan in Ref 2nd cited and other amenities like Storm Water Drains, Water Supply Facilities, necessary Street Lights that has to be provided as per the Norms and standards specified by the DTCP and Local body respectively and also to provide Public Open Space area, Parks and Area for TANGEDCO Usage in its necessary standard Form And to be surrendered in Fulfilled Form to the Local Body Administration i.e.,VAZHAVANTHI VILLAGE PANCHAYAT ADMINISTRATION. And After Completely Surrendering to the Local Body, The Standard of the Surrendered Roads, Basic Amenities, Open Space Area and Parks has to be Inspected and Verified by the Assistant Engineer Of the Yercaud Panchayat Union Office and The Block Development Officer (V.P.), Yercaud And then it is to be certified for its standard of Usage for the specified Purpose to fulfill the part of The applicant/owner/developer contribution to the Local Body as per the Norms / regulations in force. And the same has to be followed up by the Concerned Local Body Administration.

5. The applicant/owner/developer is hereby directed to handover the gift deed in original as cited above to the concerned local body. It is sole responsibility of the concerned local body to ensure this before issuing final approval. (Done as per ref 6th Cited)

6. 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).

7. After the approval of the local body, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for appropriate action/information.

8. It is requested to send acknowledgement of receipt of receiving Maps and Proceeding orders.

9. As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamil nilam website Special Conditions.

10. The Local authority shall accord permission duly following the rules/ regulations/ orders issued from time to time under the respective rules.

11. The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be forwarded to the office of Salem District, Joint Director / Deputy Director / Assistant Director, District Town and Country Planning Department (Planning Permission) for record.

Special Conditions:

1.a) With reference to the 8th and 9th cited G.O., 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 and issue 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. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after 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 9thcited and 10thcited 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 Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated

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Country Planning Office should issue the Planning Permission after collection of the centage charges and other charges.

7. 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.

8. 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 conversion 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)

The Payment is Done as per ref 6th Cited.

9. 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.

10. The Owner (or) Developer (or) promoter sell Economically weaker section plots only for this purpose. Amalgamation shall be permissible in those case of EWS Plots is areas other than Corporation and Municipalities after a period of 3 years. In such case of amalgamation. The planning parameters of EWS areas shall not apply

11. If a high voltage Power Line is laid through the plots. The line should be shifted to the edge of the road.

12. As per TNCDBR-2019 the following fee and charges are collected as follows:

Scrutiny Fee : Rs. 117638/- dt.19.12.2023.
Centage Charges: Rs.66000/- dt.29.10.2024.
Development Charges: Rs.153000/- dt.29.10.2024.
Subdivision Charges: Rs.88000/-, dt.29.10.2024.
Flag Day Fund: Rs. 6500/- Dated: 30.10.2024 in Favour of "Armed Force Flag Day Fund" Online receipt number: FD/FUND/703229, Bank Ref no.IP243042513468.

Layout Conditions:-

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the Layout Plan approved by the District Town and Country Planning Office shall not be done without the prior approval of the District Town and Country Planning Office.
2. The corners of the plots located at the junction of two roads should be laid with the splays shown on the approved Layout Plan.
3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling the above two conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for public purposes. Also, only in those places where the land use is requested to be changed, only those developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior approval of the department.
5. If a low voltage / high voltage powerline / telegraph line is laid through the plots, the line

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should be shifted to the edge of the road or as shown on the approved Layout Plan.
6. The hollowed part of the layout should be raised to street level.
7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in succession of the road boundary.
8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the applicant should be obtained permission from the District Town and Country Planning Office and the Local Body Office concerned for each building.
9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any problem arises regarding the right of land for the plot, it should be considered and decided by the local body. b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to this office, along with a copy of proof (gift deed document) of handover of the public open spaces to the local body concerned.
10. Once the applicant receives the approval of the layout plan from the District Town and country planning office, the approved layout plan shall be permanently published at the entrance of the layout without any change / release fir public view through a 6' x 4' permanent Display board along with the details of resolution number and date of approval of the layout.
11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right can be asserted on the ground that subdivision has been approved where there is no actual title to the land.
12. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission / Concurrence approval for the plot may be affected, the planning permission/ concurrence approval granted to the layout will be cancelled by the District Town and Country Planning Office without any prior notice.
13. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be compulsorily provided to the purchasers while selling plots for sale.

(Layout Approval Accorded as Per Ref 31st Cited VAZHAVANTHI VILLAGE PANCHAYAT COUNCIL Resolution No: 151/5, Dated: 18.11.2024)

THE PRESIDENT,
VAZHAVANTHI VILLAGE PANCHAYAT,
YERCAUD

Village

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Registering Officer
Yercaud

THE SEAL OF THE SUBREGISTRAR OF YERCAUD

Signature valid

Signed by: Village Panchayat President
Location: Salem
Date: 2024.11.25 19:17:35

Town and Country Planning Department(Planning Permission)

No.6, Sannathi Street, Subramaniya Nagar, Suramangalam, Salem 636 005.

ROC No. LM/YR27YZ59/20091/2023/TCP/2024/TCP

Date : 07/11/2024

From:

Joint Director / Deputy Director / Assistant Director

No.6, Sannathi Street, Subramaniya Nagar, Suramangalam, Salem 636 005.

To :

The President,
Valavandhi Panchayat,
Yercaud Panchayat Union
Yercaud Taluk,
Salem District.

Sir/ Madam,

Sub : Residential Layout-District Town and Country Planning Office - Salem- The proposal for Residential Layout with an extent of 18.90 Acre (76500.00 Sq.m)- Comprised in SF.Nos. 95/2A3, 95/4C, 95/5 and 95/6 - Puthur Village and Valavandhi Panchayat –Yercaud Panchayat Union – Yercaud Taluk - Salem District - Technical Concurrence issued - forwarded for further action - Reg.

Ref : 1. Applicants Mr.E.Sukumar, Mrs.C.Rajeshwari and Mr. M.Somasundaram, Application Ref No: SLM/YR27YZ59/20091/2023/TCP, Dated.19.12.2023.
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4. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
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8. G.O.18, Department of Municipal Administration and WaterSupply,Dated04.02.2019 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 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
11. Government Letter No.19113/Nov4(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.
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16. Payment details Armed Force Flag day Fund received from the applicant on 06.11.2024.
17. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2,Dated: 13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.

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Yercaud

THE SEAL OF THE SUBREGISTRAR OF YERCAUD

18. Chief Engineer, Agricultural Engineering Department, Letter No.()1/24630/2023, Dated: 05.07.2023.
19. Joint Director Agricultural Department, Salem District Letter No.E2/470/2024, Dated:29.04.2024.
20. Minutes of AAA committee resolution No.2, Dated: 20.07.2024 and Assistant Director, Salem District Town and Country Planning office, Letter Roc. No.1129/2012 SD-3, Dated:19.06.2024.
21. Principal Chief Conservator of Forests, Tamil Nadu Forest Department, Chennai Letter Ref. K.Dis. No. TS4/21237/2023,Dated:09.11.2023.
22. Deputy Director, Department of Geology and Mining, Letter Roc.No.706/2023/ Mines-C, Dated: 09.06.2023.
23. Revenue Divisional Officer, Salem District, NOC. Roc. No.8637/2023/A3, Dated:14.12.2023.
24. Tashildar, Yercaud Salem District, NOC. K.Dis. No.1000/2018 (A2),Dated:14.06.2018.
25. Assistant Engineer, Highways, () , Yercaud, Letter Roc. No.O2/2024/2, dated: 24.04.2024.
26. Director of Town and country planning, Chennai, Extract of the 83rd HACA Meeting Minutes for Agenda No.06, dated:29.08.2024.
27. Tamil Nadu Gazette No.28, dated.10.07.2024.
28. Director of Town and Country Planning, Chennai Letter No.29503/2023/NPD, Dated. 30.07.2024

ORDER:

The application seeking technical clearance for proposed formation of Residential Layout to an extent of 18.90 Acre (76500.00 Sq.m). in the land bearing S.F.No's. 95/2A3, 95/4C, 95/5 and 95/6of Puthur Village and Valavandhi Panchayat,Yercaud Panchayat Union,Yercaud Taluk, Salem Districtwas processed as per the prevailing rules and after perusing the records and after conducting site inspection, road pattern map was approved by the Director of Town and Country Planning, Chennai vide 2nd cited above and on receipt of gift deed no. 1738/2024, (gifted to Local Body) and 1737/2024 (gifted toTANGEDCO),dated.16.10.2024from the applicant through online the concurrence for the above said layout is issued vide LP / DTCP No. 79/ 2024by Director of Town and Country Planning, subject to the following special conditions.

Layout Details:

1. Layout Extent - 18.90 Acres or 76500.00Sq.m.
2. No of Plots Allotted -207 Nos (Including EWS Sites)
3. EWS Plots Extent EWS Plots nos:5805.82Sq.m
(21-29, 62-75, 89-93,95-104, 138-141, 144-147, 156-167, 170-184, 186-189, 193-203) (10.02%).

Public Purposes Gifted to Local body:

i).Layout Roads including Splay : 18536.18Sq.m.
ii) Building Prohibited Area : 2960.54 Sq.m(5.11%)
iii)Public purpose for Local body :308.26Sq.m. (0.53%)
iv)Public purpose for Tangedco :418.74Sq.m. (0.72%)
v) Park-1 :591.91Sq.m
Park-2: 1556.16 Sq.m
Park-3 :1413.66 Sq.m
Park-4 :1489.57 Sq.m
Park-5 :1303.01Sq.m
Total Park Area :6354.30Sq.m (10.96%)
vi) Shop-1 : 258.10 sq.m
Shop-2 :273.45sq.m
Total ShopArea : 486.05Sq.m (0.84%)

General Conditions:

1.The local authority shall accord permission duly following the rules/regulations/Orders issued from time to time under the respective Acts.
2.The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be forwarded to this office for record.
3. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for appropriate action/information.
4.Also, the local authority shall forward the copy of such permission/approval to the Tahsildar concerned with a direction to the applicant to pay the requisite charges for making mutation in the Tamil Nilam/Collabland website.
5.The applicant/owner/developer is hereby directed to handover the gift deed in original as cited above to the concerned local body. It is sole responsibility of the concerned local body to ensure this before issuing final approval.

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Special Conditions:

1.a) With reference to the 8th and 9th cited G.O., 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 feesand issue 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. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after 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 9thcited and 10thcited 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 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.
5. 20% centage charge for flag day fund in the name of "Armed Forced Flag Day Fund" should be payable by the applicant at nationalised bank draft as Payable at Chennai.
6. With reference to the 5th and 7thcited G.O. the Assistant Director of Salem Town and Country Planning Office should issue the Planning Permission after collection of the centage charges and other charges.
7. 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.
8. 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 conversion 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)

9. 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

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...1...Contains 30 ...Sheets 16 ...Sheet

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Vycaud

THE SEAL OF THE SUBREGISTRAR OF ...

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.

10.The Owner (or) Developer (or) promoter sell Economically weaker section plots only for this purpose. Amalgamation shall be permissible in those case of EWS Plots is areas other than Corporation and Municipalities after a period of 3 years. In such case of amalgamation. The planning parameters of EWS areas shall not apply

11. If a high voltage Power Line is laid through the plots. The line should be shifted to the edge of the road.

12. As per TNCDBR-2019 the following fee and charges are collected as follows:

Scrutiny Fee : Rs. 117638/- dt.19.12.2023.
Centage Charges : Rs.66000/- dt.29.10.2024.
Development Charges : Rs.153000/- dt.29.10.2024.
Subdivision Charges: Rs.88000/-, dt.29.10.2024.
Flag Day Fund :Rs. 6500/- date.30.10.2024 in favour of "Armed Force Flag Day Fund" Online receipt number : FD/FUND/703229, Bank Ref no.IP243042513468.

Layout Conditions

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the Layout Plan approved by the District Town and Country Planning Office shall not be done without the prior approval of the District Town and Country Planning Office.
2. The corners of the plots located at the junction of two roads should be laid with the splays shown on the approved Layout Plan.
3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling the above two conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for public purposes. Also, only in those places where the land use is requested to be changed, only those developments mentioned in Residential use zone as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior approval of the department.
5. If a low voltage / high voltage powerline / telegraph line is laid through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout Plan.
6. The hollowed part of the layout should be raised to street level.
7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in succession of the road boundary.
8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the applicant should be obtained permission from the District Town and Country Planning Office and the Local Body Office concerned for each building.
9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any problem arises regarding the right of land for the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to this office, along with a copy of proof (gift deed document) of handover of the public open spaces to the local body concerned.
10. Once the applicant receives the approval of the layout plan from the District Town and country planning office, the approved layout plan shall be permanently published at the entrance of the layout without any change / release fir public view through a 6' x 4' permanent Display board along with the details of resolution number and date of approval of the layout.
11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right can be asserted on the ground that subdivision has been approved where there is no actual title to the land.
12. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission / Concurrence approval for the plot may be affected, the planning permission/ concurrence approval granted to the layout will be cancelled by the District Town and Country Planning Office without any prior notice.
13. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be compulsorily provided to the purchasers while selling plots for sale.

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Registering Officer
Vercaud

THE SEAL OF THE SUBREGISTRAR OF VERCAUD

Copy to:

1. Mr.E.Sukumar, Mrs.C.Rajeshwari and
Mr. M. Somasundaram,
Plot No.20, Sri Sowdambiga Nagar,
Dasanaickenpatti, Salem-636 201

2. The Assistant Director,
Department of Land Survey and Records,
Salem District.

3. Tashildar,
YercaudTaluk,
Salem District.

4. Sub-Registrar,
YercaudSub-Registrar Office,
Salem District.

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

6. Superintending Engineer,
Tamilnadu Generation and Distribution
Corporation Limited (TANGEDCO),
Yercaud Electricity Distribution Circle,
Salem District.

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S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	117638	19/12/2023
2	OSR Fee		
3	Centage Charges	66000.00	29/10/2024
4	Development Charges	153000.00	29/10/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	88000.00	29/10/2024

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

Salem District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location: Salem
Date: 2024.11.07 19:09:02

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Registering Officer
Yercaud

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : சேலம் வட்டம் : ஏற்காடு

வருவாய் கிராமம் : புத்தூர் பட்டா எண் : 372

உரிமையாளர்கள் பெயர்

1. எஸ். ஏகாம்பரம் மகன் இ.சுகுமார்

2. இ.சுகுமார் மனைவி கி.ராஜேஸ்வரி

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
95	2A3A	1 - 25.81	3.10	--	--	--	--	2024/0105/08/548086-2024/08/02/000156SD ------ Digitally signed:RameshKumar B Tahsildar 20/11/2024 07:40:12:PM
		1 - 25.81	3.10					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **S/08/02/061/00372/30142** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 23-06-2025 அன்று 08:47:15 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

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Yercaud

THE SEAL OF THE SUBREGISTRAR OF YERCAUD

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : சேலம் வட்டம் : ஏற்காடு

வருவாய் கிராமம் : புத்தூர் பட்டா எண் : 733

உரிமையாளர்கள் பெயர்

1. - ... தமிழ்நாடு மின் உற்பத்தி மற்றும் மின்பகிர்மான கழகம்

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
95	2A3B	0 - 4.19	0.10	--	--	--	--	2024/0105/08/548086--2024/08/02/000156SD ------ Digitally signed:RameshKumar B Tahsildar 20/11/2024 07:40:12:PM
		0 - 4.19	0.10					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **S/08/02/061/00733/70153** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 23-06-2025 அன்று 08:49:57 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

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Registering Officer
Yercaud

THE SEAL OF THE SUBREGISTRAR OF YERCAUD

BUILDERS & PROMOTERS
(... ISO 9001: 2008 Certified Company)

Shri Janani Homes (P) Ltd.,

Tel : 044-24500939, 24500012
E-mail : info@shrijananihomes.com
Web : www.shrijananihomes.net

COPY OF RESOLUTION PASSED IN THE BOARD MEETING OF THE COMPANY HELD ON 21.06.2025 AT 11.30 AM AT THE REGISTERED OFFICE OF THE COMPANY

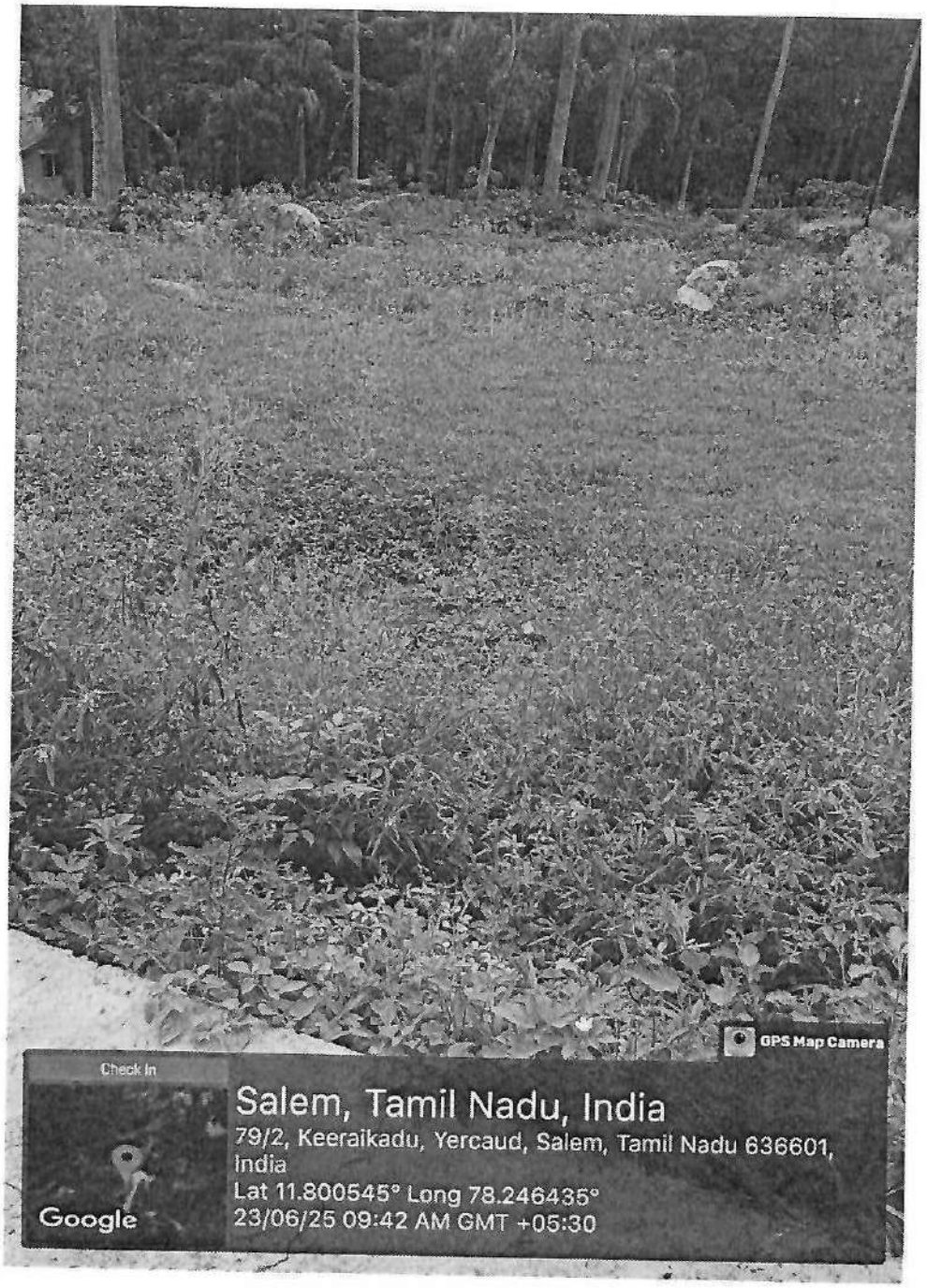
RESOLVED THAT **Dr.S.P.SENTHIL KUMAR** S/o. Pandurangan, **Managing Director** and **S.JANANI,** W/o. S.P.Senthil Kumar, **Director** of the Company be and hereby authorize **Mr.T.VENKATESH RAJKUMAR (Aadhaar No: 9569 3022 3898)** Son of G.Tamilmani to present and execute a General Power of Attorney on behalf of the company and get the General Power of Attorney Registered with Sub-Registrar Office, Yercaud **Plot Nos.1 to 94, 95 part, 96 part, 97 part , 98 part, 99 part, 108 part, 109 to 113, 114 part, 118 part, 119 part, 120 to 126, 127 part** admeasuring to an extent of **33,573.48** Sq.mtr only equal to **3,61,385** Sq.ft situated at Puthur Village, Yercaud Taluk, Salem District.

For Shri Janani Homes Private Limited

1. Managing Director
   (Dr.S.P.Senthil Kumar)

2. Director
   (S.Janani)

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Registering Officer
Yercaud



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Registering Officer
Yercaud

THE SEAL OF THE SUBREGISTRAR OF YERCAUD

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவேட்டு எண்/ Enrolment No.: 2007/13356/00722

To
சுகுமார் ஏகாம்பரம்
Sukumar Ekambaram
S/O: Ekambaram
PLOT NO 20
SOWTAMBIKA NAGAR
Dasinayakkanpatti
Dasanaickenpatti
Salem Tamil Nadu - 636201
9443265556

Download Date: 05/09/2019

Generation Date: 23/12/2012

Signature Not Verified

QR Code with Photograph

உங்கள் ஆதார் எண் / Your Aadhaar No. :

3771 1294 0043

VID : 9151 4545 1681 6633

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India



சுகுமார் ஏகாம்பரம்
Sukumar Ekambaram
பிறந்த நாள்/DOB: 15/02/1951
ஆண்/ MALE

3771 1294 0043

VID : 9151 4545 1681 6633

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று, குடியுரிமைக்கு அல்ல.
- அடையாள சான்றை ஆன்லைன் ஆதன்டிகேஷன் மூலமாகப் பெறவும்.
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

INFORMATION

- **Aadhaar** is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்.
- வருங்காலத்தில் அரசு மற்றும் அரசு சாரா சேவைகளை பயன்படுத்திக் கொள்ள ஆதார் உதவிகரமாக இருக்கும்
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

Unique Identification Authority of India

முகவரி:
S/O: ஏகாம்பரம், பிளாட் எண் 20,
சௌடாம்பிகா நகர், தாசிநாயக்கன்பட்டி,
சேலம்,
தமிழ் நாடு - 636201

Address:
S/O: Ekambaram, PLOT NO 20,
SOWTAMBIKA NAGAR,
Dasinayakkanpatti, Salem,
Tamil Nadu - 636201

QR Code with Photograph

3771 1294 0043

VID : 9151 4545 1681 6633

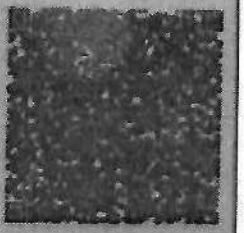
Document No : 974 of 2025 of Book 1
Contains 30 Sheets 24 Sheet

Registering Officer
Vercaud

இந்திய அரசாங்கம்
Government of India



ராஜேஸ்வரி சுகுமார்
Rajeshwari Sukumar
பிறந்த நாள்/DOB: 19/02/1950
பெண்/ FEMALE



9028 2336 2793

எனது ஆதார், எனது அடையாளம்

இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

Address:
W/O Sukumar, No 20, Sree Sowdambiga Nagar, Dasanaickenpatti, Dasanaikkanpatti, Salem, Tamil Nadu - 636201

முகவரி:
சுகுமார், நெ 20, ஸ்ரீ சௌடாம்பிகா நகர், தாசநாயக்கன் பட்டி, தாசநாயக்கன்பட்டி, சேலம், தமிழ் நாடு - 636201

9028 2336 2793

C Rajeswari.

Document No : 974 of 2025 of Book 1 Contains 30 Sheets 25 Sheet

Registering Officer
Yercaud



இந்திய அரசாங்கம்
Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 2829/11675/00198

To
வெங்கடேஷ் ராஜ்குமார் தமிழ்மணி
Venkatesh Rajkumar Tamilmani
S/O: Tamilmani
51
PUDUPILLAIYAR KOVIL STREET
MEL BHUVANAGIRI
Bhuvanagiri
Cuddalore Tamil Nadu - 608601
7448109828

உங்கள் ஆதார் எண் / Your Aadhaar No. :

9569 3022 3898

VID : 9113 9909 8328 2036

எனது ஆதார், எனது அடையாளம்

Government of India

Issue Date : 16/06/2015

வெங்கடேஷ் ராஜ்குமார் தமிழ்மணி
Venkatesh Rajkumar Tamilmani
பிறந்த நாள்/DOB: 07/07/1988
ஆண்/ MALE

9569 3022 3898

VID : 9113 9909 8328 2036

எனது ஆதார், எனது அடையாளம்

Document No : 974 of 2025 of Book 1 Contains 30 Sheets 26 Sheet

Registering Officer
Mercaad

For SHRI JANANI HOMES (P) LTD

Authorised Signatory

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவேட்டு எண்/ Enrolment No.: 2007/13371/15431

To
கோபிநாத் தட்சினாமூர்த்தி
Gopinath Dakshinamoorthy
S/O: Daktshinamoorthy
111/58 A
SANNIYASiKUNDU EXTENSION
KITCHIPPALAYAM
Salem
Kitchipalayam
Salem Tamil Nadu - 636015
9842791955

Download Date: 11/05/2019

Generation Date: 09/04/2013

Signature Not Verified

QR Code with Photograph

உங்கள் ஆதார் எண் / Your Aadhaar No. :

5464 9859 4250

VID : 9184 7893 2022 9480

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India



கோபிநாத் தட்சினாமூர்த்தி
Gopinath Dakshinamoorthy
பிறந்த நாள்/DOB: 28/06/1975
ஆண்/ MALE

5464 9859 4250

VID : 9184 7893 2022 9480

எனது ஆதார், எனது அடையாளம்

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று, குடியுரிமைக்கு அல்ல.
- அடையாள சான்றை ஆன்லைன் ஆதன்டிகேஷன் மூலமாகப் பெறவும்.
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

INFORMATION

- **Aadhaar** is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்.
- வருங்காலத்தில் அரசு மற்றும் அரசு சாரா சேவைகளை பயன்படுத்திக் கொள்ள ஆதார் உதவிகரமாக இருக்கும்
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

Unique Identification Authority of India

முகவரி:
S/O: தட்சினாமூர்த்தி, 111/58 ஏ, சன்னியாசிகுண்டு எக்ஸ்டென்ஷன், கிச்சிப்பாளையம், சேலம், சேலம், தமிழ் நாடு - 636015

Address:
S/O: Daktshinamoorthy, 111/58 A, SANNIYASIKUNDU EXTENSION, KITCHIPPALAYAM, Salem, Salem, Tamil Nadu - 636015

QR Code with Photograph

5464 9859 4250

VID : 9184 7893 2022 9480

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Registering Officer
Ordinary

THE SEAL OF THE SUB REGISTRAR OF SALEM

R/Yercaud/Book-1/974/2025

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 850 of 2025

I hereby certify that a sum of ₹ 1,000/- (Rupees One Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. ஏ சுகுமார் residing at Door No. 20, Sri Sowdambiga Nagar, Dasanaickenpatty Post, Salem - 636 201, Salem [URBAN], Salem, Salem, Tamil Nadu, India, 636201.

Sub Registrar: Yercaud
Date: 23/06/2025

SUB-REGISTRAR
YERCAUD.

Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Yercaud and fee of ₹ 4,110/- paid at 12:16 PM on the 23/06/2025 by

Left Thumb



Additions as per recitals of document

Execution admitted by

Left Thumb



Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
UKC:8664355253105a047a742049261e5e672dc7ac2
(Details from UIDAI : Sukumar Ekambaram S/O: Ekambaram, 15-02-1951, xxxxxxxx0043)



Document No : 974 ....of 2025 of Book ....1....Contains 30 ....Sheets 29 ...Sheet

Registering Officer
Yercaud

Execution admitted by Left Thumb  	C Rajeswari Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:9222873510623fe8736453da69ed68a4bc21429 **(Details from UIDAI : RAJESWARI SUKUMARAN W/O Sukumar, 19-12-1948, xxxxxxxx2793)**	
Claim admitted by Left Thumb  	J. V. Rajkumar 91 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:49413733c54cb7dc3e143e5ae3ef93d591acb58 **(Details from UIDAI : Venkatesh Rajkumar Tamilmani S/O: Tamilmani, 07-07-1988, xxxxxxxx3898)**	

23rd day of June 2025

WASIM RAJA
Sub Registrar
SUB-REGISTRAR
YERCAUD

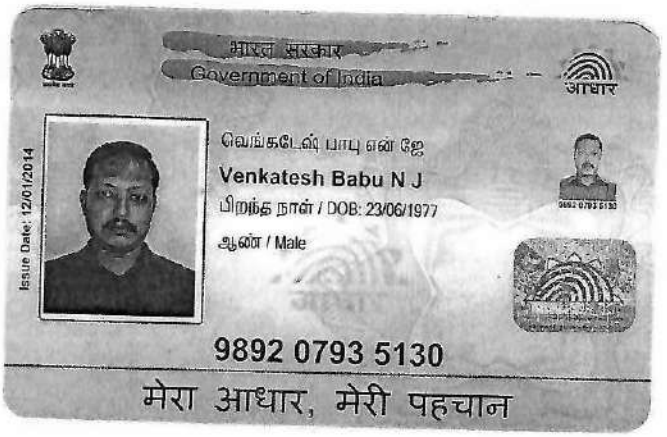
Registered as Number **R/Yercaud/Book-1/974/2025.**

Date: 23/06/2025
Yercaud

WASIM RAJA
Sub Registrar
SUB-REGISTRAR
YERCAUD.

Life Certificate of the Principal should be produced for any document presented for registration on the basis of this power of attorney

Document No : 974 of 2025 of Book 1 Contains 30 Sheets 30 Sheet
Registering Officer
Yercaud





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Contains 30 Sheets 28 Sheet
Registering Officer
Yeravad

THE SEAL OF THE SUBREGISTRAR OF YERAVAD



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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OMR Thoraipakkam,
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+91 9996 12 9996
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