Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

Disrict Town and Country Planning Office, Tiruvarur District. Room No.306, 307, 308 (3rd floor), Annexure Building, District collector office campus, Tiruvarur. Pin - 610004.

ROC No. 16980/2023/TVR Dated 15.11.2023/2023/TCP Date : 15/11/2023

From:

Joint Director / Deputy Director / Assistant Director

Disrict Town and Country Planning Office, Tiruvarur District. Room No.306, 307, 308 (3rd floor), Annexure Building, District collector office campus, Tiruvarur. Pin - 610004.

To :

The President,
Ilaiyur Panchayat,
Koradachery Panchayat Union,
Kudavasal Taluk,
Thiruvarur District.

Sir/ Madam,

Sub : Residential Layout-District Town and Country Planning Office,Thiruvarur - The proposal for Residential Layout with an extent of 7350.00 Sq.m in S.F.Nos: 39/3 and 39/4A at Ilaiyur Village and Panchayat, Koradachery Panchayat Union -Kudavasal Taluk, Thiruvarur District–Technical Concurrence issued - forwarded for further action - Reg.

Ref : 1. Applicant Thiru.M.Riyazahamadali,S/O K.Mohamadali, No.95/96.John selvaraj Nagar, Kumbakonam, Thanjavur District, Application Ref No:31IGJEY0(F.No. 16980), Dated. 19.10.2023

2. District Town and Country planning Office, Thiruvarur District Letter No: 31IGJEY0(F.No. 16980) 2023-TVR, Dated. 31.10.2023.(Road Pattern Issued)

3. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017

4. The District Collector, Thiruvarur District NOC vide proc. No.8551/2022/F1, Dated 29.11.2022

5. The Executive Engineer, W.R.D ,Vennar Basin Sub-division Proc.No.587M/F.107(NOC) AD/2023/Dated 19.10.2023

6. Applicant Thiru. M.Riyazahamadali,S/O K.Mohamad ali, No.95/96.John selvaraj Nagar, Kumbakonam, Thanjavur District, Application Ref No:31IGJEY0(F.No.16980),Dated.13.11.2023(Gift Deed Document No:1697/2023, dated 02.11.2023 and Revised Gift Deed No.1732/2023/Dated 10.11.2023).

7. Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated: 24.12.2020.

8. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004

9. 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.

10. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.

11. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020and 16.07.2022.

12.Government Letter No.19113/Nov4(3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

13.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1,Dated: 08.09.2017.

14.Circular from the Director of Town and Country Planning, Roc No. 320/ 2022/TCP3, Dated:07.01.2022.

15.Demand payment Request Letter, Dated:31.102023 and 14.11.2023 (Requiring payment of OSR Fees and Centage Fees).

16.Thiru. Thiru. M.Riyaz ahamad ali,S/O K.Muhamad ali,. ApplicationRef No: 31IGJEY0(F.No.16980). Dated.03.11.2023 and 14.11.2023 (Payment of OSR Fees and Centage Fees).

17.Circular from the Director ofTown and Country Planning, Roc No. 4367/2019/TCP2,Dated: 13.03.2019, 14.10.2019, 05.02.2020
and 14.08.2021.

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 earmarked for roads, and for the public purposes meant for local body and TANGEDCO vide under reference 2nddcited 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 OSR Fees and Centage charges vide under reference 16th cited above, the Technical Concurrence is issued 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 LP/ DTCP (TVR)/SWPNo: 45/2023.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 concerned Local body and it 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 acknowledgement of receipt of receiving Maps and Proceeding orders.
5. As per circular cited in 14th,it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website Special Conditions.
6. The Local authority shall accord permission duly following the rules/regulations/orders issued from time to time under the respective rules.

Special Conditions:

As per the directions reference under 11th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide reference under 9thcited above.

1. a) The local body shall issue the final approval to the applicant(s) directly after collecting usual fees and necessary fees towards
the cost of laying improvements to the system in respect of road, water supply, sewage, drainage or electric power supply that may be required as assessed by the authority concerned namely, the local body and TANGEDCO, in the case of corporation and municipalities.
b) The local body shall issue the final approval to the applicant(s) directly after usual; fees and after ensuring the applicant has laid tar road, provided other amenities such as storm water drains, water supply facilities by constructing OHT, etc., provided street lights as per the standards prescribed by the local body in the case of other than corporation/municipalities.

2.With reference to the 12th cited and 13thcited letter, the concern local body must issue the final approval after transfer of earmarked road, S.F.No sub-division in favour concern local body.

3.The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated

22.06.2017 have
approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA

4.Condition mentioned in the No objection certificates obtained from the Central / State Government Departments must be followed scrupulously.

5.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)

6. 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.

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

Scrutiny Fee : Rs.11,025/- Dt.. 19.10.2023
OSR charges : Rs.24,603/- Dt. 03.11.2023
Centage Charges : Rs.12,000/- Dt. 14.11.2023
Display Board charges : Rs.1500/- Dt. 03.11.2023
Armed Force Flag Day Fund : Rs.5000/-(Receipt no. FD/FUND/09510 dated: 14.11.2023)

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.

Assistant Director(i/c),
District Town and Country Planning Office,
Thiruvarur District.

Copy to:

1. Thiru.M.Riyazahamadali,
S/O K.Mohamad ali,
No.95/96.John selvaraj Nagar,
Kumbakonam,
Thanjavur District .

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

3. The Tahsildar,
Kudavasal Taluk,
Thiruvarur District.

4. The Sub-Registrar,
Kudavasal Sub-Registrar Office,
Thiruvarur District.

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

Egmore.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	11025	19/10/2023
2	OSR Fee	24603	03/11/2023
3	Centage Charges		
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

Enclosure

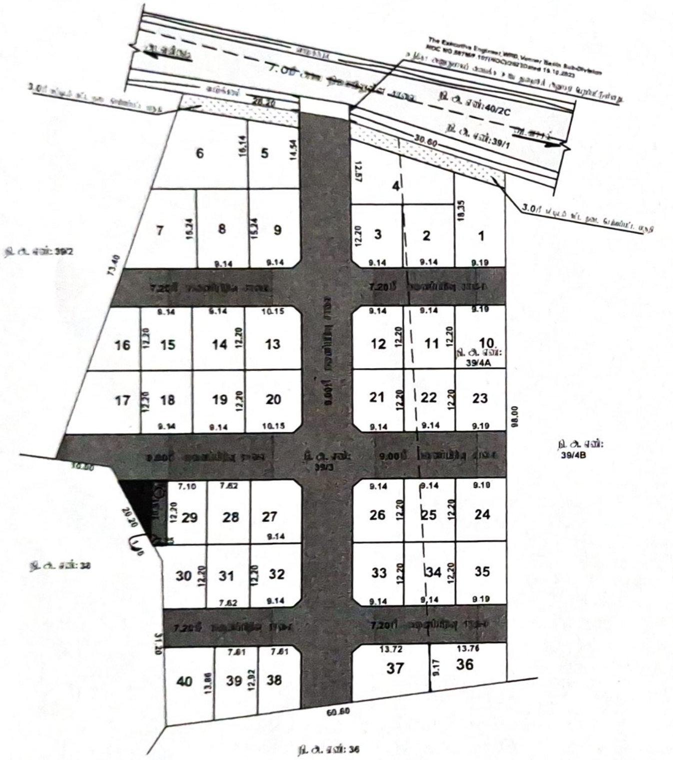
1.Layout original map and Condition – 2 set

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

Tiruvarur District.

Signature valid

Signed by: Assistant Director
Location:Tiruvarur
Date:2023.11.15 18:36:15



மாவட்ட நகர் ஊரமைப்பு அலுவலகம், திருவாரூர் மாவட்டம்

இலையூர் ஊராட்சி

திருவாரூர் மாவட்டம், குடவாசல் வட்டம், கொரடாச்சேரி ஊராட்சி ஒன்றியம், இலையூர் ஊராட்சி மற்றும் கிராமம், புல எண்கள்: 39/3 & 39/4A - ல் அமையும் குடியிருப்பு மனைப்பிரிவிற்கான மனைகள் அமைப்பு தொழில்நுட்ப ஒப்புதல் வரைபடம்.

அளவு : 1:400 (மீட்டர் கணக்கில்)

இணையதள விண்ணப்ப எண் : 31IGJEY0 (16980/2023 TVR)

குறிப்பு

மனைப்பிரிவின் பரப்பு	: 7350.00 ச.மீ
கோரிய மனைகள்	: 40
ஒதுக்கிய மனைகள்	: 40
மனைப்பிரிவின் எல்லை	
நிலவுள்ள சாலை	

பொது ஒதுக்கீடு:

(உத்தேச சாலைப் பரப்பளவு நீங்கலாக மீதமுள்ள மனைப்பிரிவு பரப்பளவிற்கு கணக்கீடு செய்யப்பட்டுள்ளது)

உள்ளாட்சிக்கு தானமாக ஒப்படைக்கப்பட்டது:

1. உத்தேச சாலைகள் மற்றும் நிலைப்பட்டைகளின் பரப்பளவு : 2429.45 ச.மீ

பொது உபயோகம் (TNCDBR, 47(5) - ன் படி தானமாக ஒப்படைக்கப்பட்ட 1% ஒதுக்கீடு):

i. உள்ளாட்சிக்கான ஒதுக்கீட்டுப் பரப்பளவு : 34.90 ச.மீ (0.71 %)

ii. தமிழ்நாடு மின் உற்பத்தி மற்றும் பகிர்மான கழகத்திற்கான (TANGEDCO) ஒதுக்கீட்டுப் பரப்பளவு : 29.90 ச.மீ (0.61 %)

நிலை முட்டு : 12.00மீ அகல சாலை வரை 1.50 X 1.50 அமைக்க வேண்டும்.

கட்டிட வரம்பு : 7.20மீ முதல் 12.0மீ அகலமான சாலைக்கு 1.50மீ அமைக்க வேண்டும்

நிபந்தனைகள்:

1. அரசாணை எண்.18, 16 ந.நி (ம) ந.வ. துறை நாள். 04.02.2019 31.01.2020 - ன் விதிகள் அனைத்தும் பொருந்தும்.
2. இம்மனைப்பிரிவிற்கு உள்ளாட்சி இறுதி ஒப்புதல் அளிக்கும்போது இத்திட்ட எந்தத்துறையாலும் நில ஆர்ஜித நடவடிக்கை மேற்கொள்ளப்படவில்லை என்றும், எந்த துறைக்காவது நில ஆர்ஜிதம் செய்யப்பட்டதாக மாவட்ட வருவாய் அலுவலரால் அறிவிப்பு செய்யப்படவில்லை என்றும், உள்ளாட்சி அலுவலர் உறுதி செய்து கொள்ள வேண்டும்.
3. நில உரிமை குறித்து வழங்கப்பட்ட சான்றுகள் மற்றும் பரிசீலனைக்கு சமர்ப்பிக்கப்பட்ட ஆவணங்கள் பொய்யானவை என்று அறியப்பட்டாலோ அல்லது மனைப்பிரிவுக்கு தொழில்நுட்ப ஒப்புதல் வழங்கியதால் பாதிப்பு ஏற்பட்டாலோ இம்மனைப்பிரிவுக்கு வழங்கப்பட்ட தொழில்நுட்ப ஒப்புதல் எவ்வித முன்னறிவிப்புமின்றி நகர் ஊரமைப்பு துறையால் ரத்து செய்யப்படும்.
4. விற்பனைக்குரிய மனைகளை விற்பனை செய்யும் போது இம்மனைப்பிரிவு நகர் ஊரமைப்புத்துறையின் ஒப்புதல் அளிக்கப்பட்ட வரைபட நகல் மனை வாங்குபவர்களுக்கு கட்டாயம் வழங்கப்பட வேண்டும்.
5. ஒப்புதல் அளிக்கப்பட்ட மனைப்பிரிவு வரைபடத்தை எந்த விதமாற்றமும் இன்றி மனைப்பிரிவு தளத்திலும் அளவிலான நிரந்தர தகவல் பலகை மூலம் பொதுமக்கள் பார்வைக்கு நிரந்தரமாக வைக்கப்பட வேண்டும்
6. **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.**
7. நீர்நிலையின் எல்லையிலிருந்து 3.0மீட்டர் வரை எவ்வித கட்டுமானமும் மேற்கொள்ளக் கூடாது.
8. பாசன வாய்க்கால், வடிகால்கள் மற்றும் இதர பகுதிகளில் ஆக்கிரமிப்பு ஏதும் இருந்தால் அகற்றப்பட்டு அருகிலுள்ள பகுதிகள் பாதிக்கப்படாமல் இம்மனைப்பிரிவு அபிவிருத்தி செய்யப்பட வேண்டும்.
10. மின்தடை மனைப்பிரிவு இடத்தை அடுத்துள்ள சாலையின் மட்டத்திலிருந்து 0.45 மீட்டர் உயர்த்தப்பட்ட பின்னரே மனைப்பிரிவு சாலைகள் அமைக்கப்பட வேண்டும்.
11. உத்தேச வரைபடத்தில் குறிப்பிடப்பட்டுள்ள சிறப்பு நிபந்தனைகள் மற்றும் மனைப்பிரிவு நிபந்தனைகள் முறையாக கடைபிடிக்கப்பட வேண்டும்.

ம.வ/மா.ந.ஊ.அ (TVR) SWP எண்: 45/2023

உதவி இயக்குநர் (பொ),
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
திருவாரூர் மாவட்டம்.

Signature valid

Signed by: Assistant Director
Location: Tiruvarur
Date: 2023.11.15

வரைவாளர் நிலை - II

ஆ.பவி

உதவியாளர்

மேல்நிலைச் சரிபார்ப்பாளர்

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.