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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

**Town and Country Planning Department(Planning Permission)**

No. 132-A3, Periyar Street, Thuraimangalam, Perambalur - 621212

ROC No. 744/2024/PD/2024/TCP Date : 16/10/2024

From:

Joint Director / Deputy Director / Assistant Director

No. 132-A3, Periyar Street, Thuraimangalam, Perambalur - 621212

To :

The Panchayat President,
Vengalam Panchayat,
Vengalam West Village,
Veppanthattai Taluk,
Perambalur District.

Sir/ Madam,

Sub : Residential Layout – Perambalur District Town and Country Planning office - Perambalur District – Veppanthattai Taluk - Veppanthattai Panchayat Union – Vengalam Panchayat – Vengalam West Village – Comprised in S.F.Nos.90/3,4A1 with an extent of 1.15 Acres (or) 4674.00 sq.m – Technical Clearance Issued - Forwarded for further action - Reg.

Ref : 1. Applicant.Thiru.R.Ravichandran,Perambalur, Online Application No. 7SI0SDKA /33272/2024, dated:16.09.2024

2. District Town and country planning Office, Perambalur District Letter No.744/2024-PD. (Road pattern issued on dated: 20.09.2024).

3. Joint Director of Agriculture department, Perambalur, Letter No. U4/6198/2024, Dated: 29.08.2024.

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

5. Applicant. Thiru.R.Ravichandran,Perambalur, Dated: 11.10.2024. (Gift Deed No.3716/2024, Dated: 07.10.2024)

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

7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

8. G.O.18, Department of Municipal Administration and Water Supply, Dated 04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.

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

10. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.

11. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

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

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

14. Demand payment Request on Dated: 14.10.2024 (Requiring payment of Centage Fee and Development Charge).

15. Applicant. Thiru.R.Ravichandran,Perambalur, Letter, Dated: 15.10.2024 (Remitted of Centage Fee and Development Charge).

16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

17. G.O.141, Housing and Urban Development Department, Dated:16.07.2022

18. G.O. Ms. No.53, Housing and Urban Development Department, Dated: 28.02.2024.

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Perambalur District, Veppanthattai
Taluk, Veppanthattai Panchayat Union, Vengalam Panchayat, Vengalam West Village, Comprised in S.F.Nos.90/3,4A1 with an extent of 1.15
Acres (or) 4674.00 sq.m applied to the District Town and Country Planning Office, Perambalur for concurrence.

In the continuation, with reference to the 2nd cited letter, road pattern for Residential Layout has been issued by the District Officer on
20.09.2024. Further the applicant. Thiru.R.Ravichandran,Perambalur has gift deeded the road, road splay and Common areas has been handed
over to the The Panchayat President, Vengalam Panchayat on 07.10.2024. Hence, the proposed Residential Layout has been approved and
the Approval No. is LA/DTCP(PD). No.61/2024 Also, Layout Developer/owners have to develop the infrastructure works and other procedures
to be followed:

1. Layout Developer/owners should be obtained Final approval from concerned Local body and it is requested to send a copy to this office
by the Local Body.

2. After the final approval of the local body. It is mandatory to send the approved layout copy to the concerned sub-registrar office and
Land Survey department at Perambalur District.

3. It is requested to send the acknowledgment of receipt after obtaining the online approved layout and proceeding orders.

4. It is detailed that the final approval should be given only after the proposed sub-division roads, public use (A) and TANGEDCO (B) are
handed over to the concerned local authority and its original deed is received.

5. In 13th reference cited, it is requested to send the proceeding orders and copy of layout to the concerned Thasildhar for updating in
Tamil Nilam website.

Special Conditions
1. a) In Reference 8th and 10th cited letter, If the proposed site located within the Municipal/ Corporation areas, Collecting the necessary
fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants. After collecting the
necessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s)
directly.

b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority
along with the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities
like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards
specified by the local body

2. In 11th and 12th cited, the concerned local body should issue the final approval after the completion of revenue sub-division which was
earlier handed over the road area and park area through registered Gift deed to local body.

3. In Rule 13, TamilNadu Combined Development and Building Rules 2019, Cancellation of permit – “The Planning permission or building
permit if secured by any person by any misrepresentation or by production of false documents, such planning permission or building permit
will be cancelled after issuing a show cause notice.”

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.

1. In G.O.79 Housing and Urban Development Department, dated: 04.05.2017,

I. Rule 3 of Non-Planning area that local body has to levy of Rs.1000/- for each and every plots in the approved layout as a scrutiny fee.

II. Rule 9, concerned local body should collect 3% Market Land Value as Land Conversion Charges prior issuing of final approval. The
account detail is below:
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)

2. 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.

3. In the reference 17th cited that the simplification of the development of Infrastructure works to be carried out by the developers/owners
in the approval of layout that are follows:-
“The owners / developers shall be allowed either to carry out infrastructure development works as per the standards specified by the local
body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic
infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the infrastructure developed by the
owners / developers, the local bodies shall ensure the quality of the works done by the owners / developers. Reasonable period to be
prescribed for up keep/maintenance of the roads and drains by the owners/developers. Wherever layouts develop at a slow pace, the
maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later.”

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

- Scrutiny Fees – Rs.7,011/-, Date: 16.09.2024.
- Centage Charges – Rs.10,500/-, Date: 15.10.2024.
- Subdivision Charges – Rs.14,000/-, Date: 15.10.2024.
- Development Charges - Rs.7,011/-, Date: 15.10.2024.
- OSR Charges - Rs.73,312/-, Date: 11.10.2024.

Copy to:

1. Thiru.R.Ravichandran,
S/O. Ramanathan,
No. 2/115,Muslim street,
Thondamanthurai Village,
Veppanthattai Taluk,
Perambalur District – 621 108

2. Assistant Director (Survey and Land Records),
PerambalurCollectorate Complex,
Perambalur District.

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

| S.No | Description of Charges | Amount | Receipt No and Date |
|---|---|---|---|
| 1 | Scrutiny fee | 7011 | 16/09/2024 |
| 2 | OSR Fee | 73312 | 11/10/2024 |
| 3 | Centage Charges | 10500.00 | 15/10/2024 |
| 4 | Development Charges | 7011.00 | 15/10/2024 |
| 5 | Display Board Charges | | |
| 6 | Satellite town charge | | |
| 7 | Sub Division Charge | 14000.00 | 15/10/2024 |

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

Perambalur District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

*Signed by: Deputy Director*
*Location:Perambalur*
*Date:2024.10.16 12:00:11*

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.