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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

43/397A, ANNAI INDRA GANDHI SALAI, RAJAJI PURAM PHASE-II, 2ND FLOOR, TIRUVALLUR-602001

ROC No. GDLF1LQN/2023/TCP Date : 30/12/2023

From:

Joint Director / Deputy Director / Assistant Director

43/397A, ANNAI INDRA GANDHI SALAI, RAJAJI PURAM PHASE-II, 2ND FLOOR, TIRUVALLUR-602001

To :

The President,
Kommakkambedu village Panchayat,
Ellapuram Panchayat Union,
Tiruvallur District.

Sir/ Madam,

Sub : Residential Layout - Office of the Tiruvallur District Town and Country planning – Tiruvallur District, Tiruvallur Taluk, Ellapuram Panchayat Union, Kommakkambedu Panchayat and Thamaraipakkam Madura Kommakkambedu Village, S.F.No. 231/1, 4, 5, 6, 232/1, 233/2F, 2G, 3 – 18800 Sq.m (4.64 Acre) extent - Technical clearance issued - forwarded for further action - Regarding

Ref : 1. Applicants M/s.Ashwath Homes Developers Private Limited, Rep.by.Thiru.S.Nandakumar, Layout proposal received through online vide reference No: GDLF1LQN dated:25.10.2023
2.District Town and country planning Office,Tiruvallur District Road pattern issued on dated:08.12.2023
3. District Collector, Tiruvallur, Wet land NOC Letter RoC.No/92519/2022/N-2 Dated: 27.02.2023 (Wet land NOC).
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5.Applicants M/s.Ashwath Homes Developers Private Limited, Rep.by.Thiru.S.Nandakumar, Gift deed document no:19446/2023, dated: 20.12.2023
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 WaterSupply,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 Letter, Dated:27.12.2023 (requiring payment of Centage Fee, Display Board Fee).
15.Applicants M/s.Ashwath Homes Developers Private Limited, Rep.by.Thiru.S.Nandakumar, Dated: 28.12.2023 (Payment of Centage Fee, Display Board Fee)
16. Letter Roc No. 7963/2022/K1, Dated: 11.04.2023 of Director of Town and Country Planning, Chennai (Circular).

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Tiruvallur District, Tiruvallur Taluk, Ellapuram Panchayat Union, Kommakkambedu Panchayat and Thamaraipakkam Madura Kommakkambedu Village, S.F.No. 231/1, 4, 5, 6, 232/1, 233/2F, 2G, 3 – 18800 Sq.m (4.64 Acre) extent. This proposal was processed as per the prevailing rules and after perusing the records and after conducting site inspection.

The Proposed Layout satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 16th cited above.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant Director on 08.12.2023. Further the applicants M/s.Ashwath Homes

Developers Private Limited, Rep.by.Thiru.S.Nandakumar, has gift deed the Road, Road Splay and Public Purpose areas has been handed over to the local body on 20.12.2023. Hence, this residential layout has been approved with below conditions.

1.As per the condition, the layout has been approved and approved number issued as SWP/DTCP/TVLR/LAYOUT No:265/2023 and enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further action
2.Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per Condition no.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 acknowledgment of receipt of receiving Maps and Proceeding orders
5.As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions

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

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

2.With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas S.F.No sub-division in favour 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.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 conversation charges, before issuing the final approval

Head of Account:
0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

5. 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.

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

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	28200	25/10/2023
2	OSR Fee		
3	Centage Charges	32100.00	28/12/2023
4	Development Charges		
5	Display Board Charges	1500.00	28/12/2023
6	Satellite town charge		

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

Enclosure

1.Layout original map and Condition – 2 set

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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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.