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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: A1/270/2023 Date: 2/5/24 9:22 PM

From:

Executive officer

39,Pondy road,Marakkanam,Marakkanam(Tk),villupuram(Dt),604303

To :

M/S Manju Foundation Pvt Ltd
No.8., Subthasavaram Apartments,
2nd Floor, First Avenue, Ashok Nagar,
Chennai - 600 083

Online Application Number: XPCJN0K3

Sir/ Madam,

Sub :

Layout - Directorate of Town and Country Planning, Chennai-107- Application received for the approval of Layout - Survey No. 189/1A1B, 189/1B, 189/2A, 189/2B, 190/1B1, 190/1B3, 190/2, 190/3, 190/28, 191/1A1, 191/1A4, 191/1B, 191/1C, 191/2A3, 191/2B2, 191/2C2 & 193/1A2 of Marakkanam North Village – Marakkanam Taluk / Town Panchayat , Villupuram District - Site Extent – 17.70 Acres (71656.00 Sq.m) – Final Approval - Issued - Reg.

Ref :

1. The Layout application received through online vide reference XPCJN0K3 / 2023 / TCP-9, Dated: 08.11.2023.
2. The Assistant Director, Villupuram District Town and Country Planning office Inspection Report of Online Application No. XPCJN0K3 / 2023, Dated: 18.10.2023.
3. Online Application No. XPCJN0K3 / 2023 / TCP-9,dated: 24.11.2023. (Road pattern issued)
4. Applicant M/s.Manju Foundations Pvt.Ltd Gift Deed No.4797/2023, Dated: 28.11.2023.
5. G.O.(Ms.)No.138, Housing and Urban Developmentdepartment dated: 04-06-2004.
6. G.O.(Ms.)No.79, Housing and Urban Developmentdepartment dated: 04-05-2017.
7. G.O.(Ms.)No.18, Municipal Administration &Water Supplydepartment, dated: 04/02/2019
8. G.O.(Ms.)No.16, Municipal Administration &Water Supplydepartment, dated: 31/01/2020.
9. G.O.(Ms.)No.141, Housing and Urban Development [UD4(3)], dated 23-09-2020.
10. G.O.(Ms.)No.181, Housing and Urban Development [UD4(1)], dated 09-12-2020.
11. Letter No: 19113/UD4(3)/2017-1, Housing and UrbanDevelopment department dated: 30-08-2017.
12. Circular ROC No: 13686/2017/LA-1, dated 08-09-2017 ofDirector of Town and Country Planning.
13. Joint Director, Agriculture Department, Vilupuram District,Letter No.E2/12780/2023, Dated: 27.09.2023.
14. District Collector, Villupuram District Proceedings No.D.Dis.No.A2/5084/2022, Dated:14.07.2022.
15. Member Secretary, Tamilnadu state Coastal ZoneManagement Authority & Director Of Environment Letter No.R.C.No.P1/1233/2016, Dated:12.07.2016.

For MANJU FOUNDATIONS (P) LTD

Authorised Signatory

16. The Assistant Director, Villupuram District Town and Country Planning wide proceeding Roc.No. XPCJN0K3 / 2023 / TCP-9 Dated:02.12.2023
17. Site Inspection done by Executive Officer, Marakkanam and Junior Assistant, Marakkanam as on 19.12.2023.
18. Demand Letter cited by Executive officer as on 18.01.2024.
19.Online Payment by M/s.Manju Foundations Pvt.Ltd for Rs.5108225/- Dated.31.01.2023
20. Marakkanam Town Panchayat Resolution No.242 Dated.11.01.2024.

Body:

In accordance with the orders vide (1) to (6) and vide (7) of the Urban Development Commissioner, Chennai and the Director of Urban Development, Chennai, villupuram district, Marakanam Circle, Marakanam North Village Survey No. 189/1A1B , 189/1B, 189/2A, 189/2B, 190/1B1, 190/1B3, 190/2, 190/3, 190/28, 191/1A1, 191/1A4, 191/1B, 191/1C, 191 /2A3, 191/2B2, 191/2C2 & 193/1A2 /2- A residential plot has been constructed by M/S.Manju Foundation(B) Limited on 17.70 Acres (71656 Sq. Meters) land as per view (11) After payment of due fee by the applicant along with the relevant documents on the website, Assistant Director, District Urban Development Office, Villupuram District, villupuram district, No.XPCJN0K3/16345/2023/TCP Dated.11.12.2023 and website approval as seen in view (12) Technical approval was granted through V/N.U.E(VMA) No.109/2023.
Further, in order to give final approval to the plot, the said plot was personally inspected on 19.12.2023 by the Municipal Executive Officer and Junior Assistant and requested to pay the relevant conditions and payment details, as per the details seen in view (15) named Thiruvalar Manju Foundation (B) Limited. The request amount of Rs.5108225/- has been paid on the website of the company and credited to the general fund account of the municipality.
In order to approve the subdivision, the land reserved for roads and parks as mentioned in the subdivision conditions, through the owner of the plot, Thiruvalar Manju Foundation (B) Limited, Chennai, in the name of the Executive Officer, Marakkanam Municipality, in the name of Sub-Registrar, Marakkanam, under Deed Registration No.4797/2023 Dated. 28.11.2023 by registering the donation bond and attached to the application filed in the single-member website at view (11).
The owner of the plot, Thiruvalar Manju Foundation (B) Limited, Chennai, has been instructed to follow the terms and conditions of the plot in the circular letters of the Urban Development Commissioner, Chennai and the Director of Urban Development, Chennai, as per the order seen in view (5) as seen in view (6). Accordingly, the owner of the said plot in view (8) Mr. Thiruvaral Manju Foundation (B) Limited, Chennai has applied for final approval of the company's application.
Subject to the subdivision conditions mentioned in the ordinances in view (1) to (6), Assistant Director, District Urban Development Office, Villupuram, N.K.No., as seen in view (12). XPCJN0K3/16345/2023/TCP dated 11.12.2023 and website approval M.W/N.U.E. (VMA) No.109/2023 following the approval order and order approving the said plot as shown in the map, According to the conditions of the plot and on the basis of the permission given by the municipal council as seen in view (16) to grant final approval, the said plot is granted permission subject to the following special conditions.

1. Proposed roads, rainwater drainage, drinking water facility with main water reservoir, street lighting should be constructed according to the standards of the municipality. If all the above works are not satisfactory to the municipal administration, this guarantee will be cancelled.
2. All fees paid under this section are subject to audit. If any objection is raised in the audit regarding the charges collected for the plot, the entire amount mentioned shall be paid by the plot owner in one installment.
3.Urban Development Department Villupuram District vide file Roc.No.XPCJN0K3/16345/2023/TCP Dated.11.12.2023 and website approval M.V./N.U.E.(V.M.A.) No.109 /2023 Plots are to be sold subject to the conditions of subdivision specified.
4. If any fault is found in the conditions allowed in the above plot and any complaints are received and found with proper evidence, this warranty will be canceled without any prior notice.
5. This warranty shall automatically be void if any individual sues in court in relation to this section.

For MANJU FOUNDATIONS (P) LTD

Authorised Signatory

Signature valid

Signed by: Executive Officer
Location:Vilupuram
Date:2024.02.05 21:22:56

Executive officer

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.