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

அனுப்புநர்

செல்வி. அ. வஹ்ரானா, B.E.,M.Plan.

உதவி இயக்குநர்,

திருவள்ளூர் மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,

எண்.43/397 II தளம், இந்திராகாந்தி சாலை,

இராஜாஜிபுரம் பகுதி-II, திருவள்ளூர்-602 001.

தொலைபேசி: 044-29595440,

திருவள்ளூர் மாவட்டம்.

E-mail: dtcptiruvallur@gmail.com,

பெறுநர்

திரு R மாசிலாமணி த/பெ ராஜேந்திரன்,

வழக்கறிஞர் & நோட்டரி பப்ளிக்,

3, பெரும்பாக்கம் தெரு,

திருவள்ளூர்-602 001.

கைபேசி: 9843009922.

நக.எண்.1202/2025/திவமா-2 நாள்.12.08.2025

ஐயா,

பொருள்: திருத்தம் - மாவட்ட நகர் ஊரமைப்பு அலுவலகம் - திருவள்ளூர் மாவட்டம் / திருவள்ளூர் வட்டம் / நகராட்சி - பெரும்பாக்கம் கிராமம் - நகரளவு எண்கள்.5/5-ல் வார்டு A பிளாக்-4 4490 சமீ (1.10 ஏக்கர்) பரப்பளவு கொண்ட மனைப்பிரிவிற்கு ஒப்புதல் வழங்கப்பட்டது - செயலாணை கடிதம் - திருத்தம் கோருதல் - தொடர்பாக.

பார்வை: 1. இவ்வலுவலக கடிதம் இணையதள கடிதம் எண்.3FX0ALR0/2022/TCP, நாள்.13.08.2022. Approval No.SWP/DTCP/TVLR/LAYOUT NO.15/2023, நாள். 24.01.2023.

2. மனுதாரர் R.Masilamani அவர்களின் கடிதம். நாள் 08.07.2025 மற்றும் 12.08.2025.

.....

மேற்காண் பொருள் தொடர்பாக பார்வை-1-ல் சுட்டிய இவ்வலுலக செயலாணை கடிதத்தில், திருவள்ளூர் மாவட்டம் / திருவள்ளூர் வட்டம் / நகராட்சி, பெரும்பாக்கம் கிராமம், நகரளவு எண்கள்.5/5-ல் வார்டு A பிளாக்-4-ல் 4490 சமீ (1.10 ஏக்கர்) பரப்பளவு கொண்ட மனைப்பிரிவிற்கு இணையவழியாக தொழில்நுட்ப ஒப்புதல் வழங்கப்பட்டது.

எனவே மேற்படி செயலாணை கடிதத்தில் முதல் பக்கத்தில் உத்தேச மனையிடத்திற்கான பரப்பு 4492 சமீ (1.11 ஏக்கர்) என உள்ளதனை 4490 சமீ (1.10 ஏக்கர்) என ஒப்புதலளிக்கப்பட்ட வரைபடத்தில் உள்ளவாறு திருத்தி வாசித்துக்கொண்டு மேல்நடவடிக்கை தொடருமாறு தெரிவிக்கப்படுகிறது.

12/8/2025

உதவி இயக்குநர்,

மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,

திருவள்ளூர் மாவட்டம்.

12/8/25

Town and Country Planning Department(Planning Permission)

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

ROC No. 3FX0ALR0 / 2022 / TCP Date : 24/01/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Commissioner,
Tiruvallur Muncipality
Tiruvallur District

Sir/ Madam,

Sub : Residential Layout - Office of the Tiruvallur District Town and Country planning - Tiruvallur district/Taluk and Municipality, Perumbakkam Village - T.S.No. 5/5 - 4492.0 Sqm (1.11 Acre) extent - Layout Technical clearance issued - forwarded for further action - Reg.

Ref : 1. Applicants Thiru. M.Rajendran layout proposal received through online vide reference 3FX0ALR0 dated: 13.08.2022
2.District Town and country planning Office, Tiruvallur District Road pattern issued on dated:08.12.2022
3. G.O.308, Housing and Urban Development Department, Dated: 31.12.2013
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5.Applicants Thiru. M.Rajendran, Gift deed document no:149/2023, dated: 05.01.2023
6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7.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.
8.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
9.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
10.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
12.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
13.Demand payment Request Letter, Dated:09.01.2023(requiring payment of Centage Fee and Display Board Fee).
14.Applicant Thiru. M.Rajendran, Dated: 10.01.2023 Payment of Centage Fee and Display Board Fee
15.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.10.2019

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Tiruvallur district/Taluk and Municipality, Perumbakkam Village - T.S.No. 5/5 - 4492.0 Sqm (1.11 Acre) extent forwarded to Director of Town and Country Planning for concurrence.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the directorate on 08.12.2022. Further the applicant Thiru. M.Rajendran, has gift deed the road, road splay and Public Purpose areas has been handed over to the local body on 05.01.2023. 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:15/2023 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. 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.

5. 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	6738	02/08/2022
2	OSR Fee	166000	06/01/2023
3	Centage Charges		
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		

Document certified by N R Thyagarajan.
Signed by: Assistant Director
Location:Tiruvallur
Date:2023.01.24 12:24:39

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

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.