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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

First Floor, Kumaran Commercial Complex, Near Railway Station, Tiruppur-641601

ROC No. J38OPSH9/2024/TCP Date : 26/12/2024

From:

Joint Director / Deputy Director / Assistant Director

First Floor, Kumaran Commercial Complex, Near Railway Station, Tiruppur-641601

To :

The President,
Velarasi Kallipalayam Panchayat,
Palladam Taluk ,
Tiruppur District.

Sir/ Madam,

Sub : Residential Layout - Office of the District Town and Country Planning office, Tiruppur District – proposed formation of housing layout to an total extent 34.28 Acres or 1,38,750 Sqm in the land bearing S.F.Nos 502/1, 502/2, 586/2, 587/1, 587/2, 587/3, 587/4, 588 of Velarasi Kallipalayam Village and Panchayat - Palladam Taluk– Tiruppur District - Technical clearance issued - forwarded for further action - Reg.

Ref :
1. Application Reference No. J38OPSH9/2024/TCP3, dated: 06.01.2024 received through Single Window Portal from P. KUNGUMA GANESH.
2. Plot pattern Technical Clearance issued by Director of Town and country planning, Chennai vide Reference No. J38OPSH9/2024/TCP3, dated 24.12.2024
3. Road pattern plan approved by the Directorate of Town and country planning Office, Chennai, dated: 11.12.2024.
4. G.O. No.79, Housing and Urban Development Department, Dated.04.05.2017
5. Letter No.K.Dis E2/200 /2024, Dated.09.01.2024 of Joint Director, Agri Department, Tiruppur District.
6. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
7. Gift deed document no 21361 /2024, Dated: 16.12.2024 Uploaded by the applicant P. KUNGUMA GANESH.
8. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04-06-2004.
9. G.O.(Ms.)No.18, Municipal Administration &Water Supply department, dated: 04.02.2019
10. G.O.(Ms.)No.16, Municipal Administration &Water Supply department, dated: 31.01.2020
11. G.O. (Ms.) No.141, Housing and Urban Development [UD 4(3)], dated 23-09-2020.
12. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated 09.12.2020.
13. Letter No: 19113/ UD4 (3)/2017-1, Housing and Urban Development department dated: 30-08-2017.
14. Circular ROC No: 13686/2017/LA-1, dated 08-09-2017 of Director of Town and Country Planning.
15 Payment details of Centage charges, Development charges, and Armed Force Flag day Fund received from the applicant dated 26.12.2024 .
16. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular)
17. This office letter Roc. No.848/2023/TD, dated. 26.12.2024 (Flag Day fund Demand Draft sent to Head Office)

ORDER:-

The application seeking technical clearance for proposed formation of Residential Layout to an extent of 34.28 Acres or 1,38,750 Sqm in the land bearing S.F.Nos 502/1, 502/2, 586/2, 587/1, 587/2, 587/3, 587/4, 588 of Velarasi Kallipalayam Village and Panchayat , Palladam Taluk,

Tiruppur District was processed as per the prevailing rules and after perusing the records and after conducting site inspection, road pattern
map was approved by the Director of Town and Country Planning, Chennai vide 3 rd cited above and on receipt of gift deed no 21361 /2024,
Dated: 16.12.2024 (gifted to local body) from the applicant through online the concurrence for the above said layout is issued vide LP/DTCP
No.100/2024 by Director of Town and Country Planning, subject to the following conditions

Layout Details:

Sl.nos	Details	Area Details
1.	Layout Extent	34.28 Acres or 1,38,750 Sqm
2.	No of Plots Allotted	- 506 Nos (Including EWS Sites)

3. EWS Plots Extent
EWS Plots nos: (153-173 , 207-348) - 10471.85 Sq.m (10.35%).

Public Purposes Gifted to Local body:

i).Layout Roads including Splay	-	37581.07 Sq.m.
ii) Public purpose (A)for Local body	-	611.23 Sq.m. (0.60%)
iii) Public purpose (B) for Tangedco	-	606.49 Sq.m. (0.60%)
iv) Park-I	-	7376.40 Sq.m
v) Park-II	-	2901.21 Sq.m
Total Park Area	-	10277.61 Sq.m (10.15 %)

General Conditions:
1. The local authority shall accord permission duly following the rules/regulations/Orders issued from time to time under the respective Acts.

2. The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval
issued shall be forwarded to this office for record.

3. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department
and the office of the Assistant Director of Survey and land records concerned for appropriate action/information.

4. Also, the local authority shall forward the copy of such permission/approval to the Tahsildar concerned with a direction to the applicant to
pay the requisite charges for making mutation in the Tamil Nilam/Collabland website.

5. The applicant/owner/developer is hereby directed to handover the gift deed in original as cited above to the concerned local body. It is
sole responsibility of the concerned local body to ensure this before issuing final approval.

6. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

SPECIAL CONDITIONS:
1. a) With reference to the 9, 10, 11, 12th cited above, 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 he 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 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 streetlights etc., as per standards specified by the local
body.

2. Economically Weaker section (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural
areas, if the EWS plots are not sold after more than 3 years, after the plot approval, as per G.O16, Municipal Administration and Water Supply
Department, Dated.31.01.2020, should be applied in appropriate permission for amalgamation of EWS Plots.

3. With reference to the 13 th and 14 th cited letter, the concern local body must issue the final approval after transfer of earmarked road,
park areas SF No. subdivision in favour of concern local body.

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 been requested to follow the protocols as per instruction given by
TNRERA.

5. 20% centage charge for Flag Day fund in the name of “Armed Forced Flag Day Fund” should be payable by the applicant at nationalized
bank draft as payable at Chennai. As per this order, the applicant has submitted the State Bank of India- Nallur Branch Demand Draft No.
13363 dated. 26.12.2024 for an amount of Rs. 37,500/- in favour of “Armed Forced Flag Day Fund” as payable at Chennai.

6. This Office 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. This office is not the right organisation to decide
on this.

7. The amount collected from the applicant are as attached :

Flag Day Fund : Rs.37,500/- in favour of “Armed Forced Flag Day Fund” from State Bank of India- Nallur Branch Demand Draft No. 13363
dated. 26.12.2024 for an amount of Rs. 37,500/- Demand Draft sent to Head Office vide this office Roc. No.848/2023/TD, dated. 26.12.2024

8. If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs.1000 /- per plot and 3%
of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the
reference 4th cited above.

The payment of charges shall be made under the following head of account.

Head of Account: 0217 Urban Development
– 60 other Urban Development Schemes
– 800 other Receipts
- AS Receipts under Land Use Conversion Charges 227
non-Taxation fees – 09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

Assistant Director,
District Town and Country Planning

Office,

Tiruppur District.

1.Copy to
M/S. HAVENLEY FREE HOLDS PRIVATE LIMITED, Mr.P.Kunguma Ganesh,
1st Floor, Part 1, 44A,
Karumarampalayam,
Uthukuli Main Road ,
Tiruppur South Taluk,
Tiruppur - 641 607.

2.The Tahsildar (TamilNilam).
District Collector Office,
Tiruppur District.

3.The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.

4.The Assistant Director,
Department of Survey and Land Records,
Collectorate Office,
Tiruppur District.

5.The Sub-Registrar,
Palladam Sub Registrar Office,
Tiruppur District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	208125	06/01/2024
2	OSR Fee		
3	Centage Charges	186000.00	26/12/2024
4	Development Charges	208125.00	26/12/2024
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge		

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

Tiruppur District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Tiruppur
Date:2024.12.26 16:08:00

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.