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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

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

56 A, Govt Hospital Road, Villupuram

ROC No. B0WF6N8X/2025/TCP Date : 17/02/2025

From:

Joint Director / Deputy Director / Assistant Director

56 A, Govt Hospital Road, Villupuram

To :

The Panchayat President ,
kolathur Panchayat ,
Marakkanam Panchayat Union,
Marakkanam Taluk,
Villupuram District.

Sir/ Madam,

Sub : Residential Layout - Office of the Assistant Director of Town and Country Planning - Viluppuram Distrct– Marakkanam Taluk - Marakkanam Panchayat Union –kolathur Panchayat & Village S.F.Nos:9/3B1, 9/7B1,12/3B, 12/6A1, 12/6B2, 12/6C1, 12/6C2, 12/7B, 12/8A, 12/8B, 12/9, 12/10, 15/6 & 15/7 to an extent of 9.59 Acre or 38,821 Sq.m – Technical clearance issued- forwarded for further action – Reg.

Ref : 1) Applicant Thiru.S.N.Syed Sikkandar Basha, The layout proposal received through online vide reference No: B0WF6N8X, Dated :
23.12.2024
2) District Town and country planning Office, Villupuram District Letter No. B0WF6N8X/2024/TCP. (Road pattern issued date:30.01.2025)
3) Joint Director , Villupuram District, Agri NOC Letter No.C2/14939/2025, Dated: 08.01.2025.
4) Circular from the Director of Town and Country Planning, Roc.No: 19799 / 2020,
Dated: 24.12.2020.
5) Applicant Thiru.S.N.Syed Sikkandar Basha, Gift deed (Local Body) Document No. 394/2025, Dated: 03.02.2025.
6) G.O(Ms) No:138, Housing and Urban Development Department, Dated: 04.06.2004
7) G.O(Ms) No:79, Housing and Urban Development Department, Dated: 04.05.2017.
8) G.O(Ms) No:18, Department of Municipal Administration and WaterSupply, Dated:04.02.2019 and G.O (Ms) No: 16, Department
of Municipal Administration and Water Supply, dated: 31.01.2020.
9) G.O (Ms) No:141, Housing and Urban Development Department, Dated: 23.09.2020
10) G.O (Ms) No: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) Applicant Thiru.S.N.Syed Sikkandar Basha, Centage Charges & Developement Charges , Dated: 15.02.2025
15) Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2,
Dated: 14.10.2019.

With reference to the 1st letter cited, Applicant has requested for the approval of Residential layout in Villupuram District , Marakkanam Taluk , Marakkanam Panchayat Union, kolathur Panchayat & Village S.F.Nos:9/3B1, 9/7B1,12/3B, 12/6A1, 12/6B2,
12/6C1, 12/6C2, 12/7B, 12/8A, 12/8B, 12/9, 12/10, 15/6 & 15/7 to an extent of 9.59 Acre or 38,821 Sq.m.The layout proposal

received in this for concurrence.

In continuation, with reference to the 2nd letter cited, Road pattern for Residential layout has been issued by the Villupuram District office on 30.01.2025. Further the Applicant Thiru.S.N.Syed Sikkandar Basha has gifted the road, road splay, Public Purpose
& Park areas have handed over to the local body vide Gift deed document No:394/2025, Dated:03.02.2025. Hence, this Residential
layout has been approved with the following conditions.

1) As per the condition, the layout has been approved and approved number issued as L.P/A.D.T.C.P (VD) No:37/2025. And enclosed with 5 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.1(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 Tahsildhar to update in Tamilnilam website.
Special Conditions
1) a) With reference to the 9th cited and 10th Government order, 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
Applicantss After collecting the necessary fees the final layout sketch, permit of planning authority along with approval of Local Body
shall be issued to the Applicants(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 Applicants (s) directly, only after ensuring that the Applicants 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 order after transfer of earmarked road areas S.F.No sub-division in favour of 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 Applicants has requested to follow the protocols as
per instruction given by TNRERA.
4) As per G.O.(Ms)No: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 /Spl.cell 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 Applicants's entitlement to development is verified in the documents submitted with the Applicants'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 Applicants. 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:

Copy to:
1) Thiru.S.N.Syed Sikkandar Basha,
S/o. S.J.M. Nassar,
No.2/554, 1st Main Road, PDN Salai,
Neelangarai, Sholinganallur,
Chennai 600115

2) Tahsildar,
Marakkanam Taluk,
Villupuram.

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

4) Assistant Director,
Survey & Land Records,
Villupuram District.

| S.No | Description of Charges | Amount | Receipt No and Date |
|---|---|---|---|
| 1 | Scrutiny fee | 58232 | 23/12/2024 |
| 2 | OSR Fee | | |
| 3 | Centage Charges | 69000.00 | 15/02/2025 |
| 4 | Development Charges | 77642.00 | 15/02/2025 |
| 5 | Display Board Charges | | |
| 6 | Satellite town charge | | |
| 7 | Sub Division Charge | 92000.00 | 15/02/2025 |

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

Vilupuram District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Vilupuram
Date:2025.02.17 17:32:31

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.