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RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

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

124, GST Road, Municipal Commercial complex, Chengalpattu 603 001

ROC No. 0QBKEP8U/2023/TCP/2023/TCP Date : 04/11/2023

From:

Joint Director / Deputy Director / Assistant Director

124, GST Road, Municipal Commercial complex, Chengalpattu 603 001

To :

The President,
Keezhavedu Panchayat,
Thirukalukundram Taluk,
Chengalpattu District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning office Chengalpattu District - Formation to an extent of 6870.00 Sq.m. (1.69 Acre) in the Land Bearing S.Nos.41/1; 43/1; 44/1, 2A; 45/1 - Chengalpattu District, Thirukalukundram Taluk and Panchayat Union, Keezhavedu Panchayat and Village – Technical Approval issued - Forwarded for further action - Reg.

Ref : 1. Application (Reference No. 0QBKEP8U) received through Single Window Portal from by M/s. KJ Estates Rep By Its Mr. Vikas Metha Dated: 26.09.2023.

2. Road pattern plan approved by the District Town and country planning Office, Chengalpattu dated: 18.10.2023

3. District Collector Office, Chengalpattu NOC Letter Na.Ka.No.11062/2022/Aa2 Dt: 15.09.2023

4. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).

5. Gift deed document No.3194/2023 dated: 25.10.2023 Uploaded by the Applicant Dt: 30.10.2023

6. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004

7. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.

8. G.O. No.18, Department of Municipal Administration and Water supply, Dated: 04.02.2019, G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020 and G.O. No.181, Housing and Urban Development Department, Dated: 09.12.2020.

9. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020

10. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

11. Letter No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).

12. Letter Roc No.320/2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).

13. Demand raised for payment of Centage, display board charges respectively dated on 31.10.2023 & OSR-Guideline Value Charges Dated : 18.10.2023

14. Payment of Centage, Display board charges & OSR-Guideline Value Charges received from the applicant respectively on Dt : 31.10.2023

15. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular).

ORDER:-

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to handover the portion of land earmarked for roads, public purposes meant for local body and TANGEDCO vide reference 2nd cited above.

On receipt of gift deeds vide reference 5th cited above, and on receipt of payment of charges such as Centage charges, Display board charges & OSR- Guideline Value Charges vide reference 14th cited above, the technical Approval is assigned as SWP/DTCP/Chengalpattu District - LAYOUT No.231/2023.

The Technical Approval is issued to the mentioned layout subject to the following 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 information and for making mutation in their records.

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

SPECIAL CONDITIONS:

1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer/seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.

2. The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the Infrastructure developed by the owners / developers, the local bodies shall ensure the quality of the works done by the owners/ developers.

3. The local authority shall also ensure that the sub division for the land earmarked for road, park and land meant for public purposes such as Local body and TANGEDCO are properly carried out and transferred in favour of the local body/TANGEDCO concerned before issuing the final approval.

4. As envisaged under 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 to comply the said provisions.

5. 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 7th 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)

6. The fees/charges collected from the applicant are as follows:

1. Scrutiny Fee - Rs. 10,259/- Payment Receipt No.20230926160?0
   Transaction ID : 4669132983719 Dt: 26.09.2023

2. Display Charges – Rs.10,000/- Payment Receipt No. 2023103116070
   Transaction ID : 1539057173418 Dt: 31.10.2023

3. Centage Fee – Rs.12,600/- Payment Receipt No. 2023103116070
   Transaction ID : 1539057173418 Dt: 31.10.2023

4. OSR Fee – Rs.1,98,940/- Payment Receipt No. 2023103016070
   Transaction ID : 6999363985732 Dt: 30.10.2023

5. Flag Day fund – Rs.2,550/- Challan No.623799
   State Bank of India Dated : 02.11.2023

Copy To:

1. M/s.KJ Estates Rep By Its Mr Vikas Metha
   Shop 1, 2nd Floor,
   Golden Complex,
   Old No.128, NSC Bose Road,
   Sowcarpet, Tondiarpet,
   Chennai-600 001
   Ph : 9840969087

2. Tahsildar concerned (TamilNilam).
   Thirukalukundram Taluk Office,
   Chengalpattu 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. Sub Registrar,
   Chengalpattu Joint – I Registrar Office,
   Chengalpattu District.

5. Assistant Director (Land Survey)
   No.67, Varadharav Street,
   NGGO Nagar,
   Chengalpattu – 603 001.

| S.No | Description of Charges | Amount | Receipt No and Date |
|---|---|---|---|
| 1 | Scrutiny fee | 10259 | 26/09/2023 |
| 2 | OSR Fee | 198940 | 30/10/2023 |
| 3 | Centage Charges | 12600.00 | 31/10/2023 |
| 4 | Development Charges | | |
| 5 | Display Board Charges | 10000.00 | 31/10/2023 |
| 6 | Satellite town charge | | |

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

Chengalpattu District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location: Chengalpattu
Date:2023.11.04 12:38:27

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

**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.