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RE REGULATORY RECORD

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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. KCC22GSD / 2022 / TCP Date : 28/03/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Sembakkam Panchayat,
Thiruporur Taluk,
Chengalpattu District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning office Chengalpattu District- Residential Layout - Conversion of Owner's use in to Residential plots in existing approved layout DTCP No.17/2016 and extent on 5723.00 Sq.m. in the Land Bearing S.Nos. 235/1BPt and 235/6BPt of Sembakkam Panchayat and Village - Chengalpattu Taluk of Chengalpattu District - Technical Approval issued - Forwarded for further action - Reg.

Ref : 1 Application (Reference No.99YDECMA) received through Single Window Portal from M/s. Akshaya Private Ltd., Dated: 01.12.2022.

2 Road pattern plan approved by the District Town and country planning Office, dated: 14.03.2023

3 Tamil Nadu Forest Department, District Forest Officer, Chengalpattu Division Ref. No.9321/14 D Dated : 19.04.2016

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

5 Gift deed document No.6720/2023 dated: 18.03.2023 Uploaded by the Applicant M/s. Akshaya Private Ltd., Dt : 20.03.2023

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: 16.07.2022

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

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

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

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

14 Demand raised for payment of Centage, display board charges and Flag day fund Charges respectively dated : 20.03.2023

15 Payment of Centage, Display board charges and Flag day fund Charges received from the applicant respectively on 23.03.2023 &

24.03.2023

16 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 and Flag Day fund Charges vide reference 15th cited above, the technical concurrence is issued to the mentioned layout subject to
the following conditions:
1. The Technical Concurrence is issued to the above mentioned layout and the number is assigned as SWP/DTCP/Chengalpattu District -
LAYOUT No.63/2023.

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

3. 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.

4. 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.

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

1. Scrutiny Fee - Rs.6,375/- Payment Receipt No. 202212016724;
Transaction ID : 0336957297733 Dt: 01.12.2022

2. Display Charges – Rs.10,000/- Payment Receipt No. 202303216724;
Transaction ID : 5632537192822 Dt: 21.03.2023

3. Centage Fee – Rs.10,200/- Payment Receipt. 202303216724;
Transaction ID : 5632537192822 Dt: 21.03.2023

4. Flag Day fund Fee – Rs.2,500/- DD No.517988 , ICICI Bank Dt: 24.03.2023

Copy To:

1. M/s. AKSHAYA PRIVATE LIMITED
No: 117/1, 7th Floor,
L.B.Road, Adyar,
Guindy, Chennai – 600020.

2. Tahsildar concerned (Tamil Nilam).
Thiruporur 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,
Thiruporur Registrar Office,
Chengalpattu District.

5. Assistant Director (Land Survey)
Collectorate Campus,
Chengalpattu District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	6375	01/12/2022
2	OSR Fee		
3	Centage Charges	10200.00	21/03/2023
4	Development Charges		
5	Display Board Charges	10000.00	21/03/2023
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

Document certified by Raghul Kumar.

Signed by: Assistant Director
Location:Chengalpattu
Date:2023.03.28 11:18:32

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.