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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

# Town and Country Planning Department(Planning Permission)

NH-179A District collector office E block,4th-Floor Tirupatur district-635 601

ROC No. IWFRA2D0/2024/TCP

Date : 04/09/2024

From:

Joint Director / Deputy Director / Assistant Director

NH-179A District collector office E block,4th-Floor Tirupatur district-635 601

To :

The President
Palnangkuppam Panchayat,
Tirupathur Panchayat union
Tirupathur Taluk,
Tirupathur District

Sir/ Madam,

Sub : Residential Layout -Office of the District Town and Country Planning office - Tirupathur District – Tirupathur Taluk – Tirupathur – S.F.No.79/3,79/5C,79/6B,79/7A1 and 79/7A2B – Total Extent of 16122.00 Sq.m (or) 3.98 Acre –Technical Clearance issued- Forwarded for further action - Reg. Palnankuppam Village

Ref :
1. Application Reference No: IWFRA2D0/2024/THP received through Single Window Portal from K .Dineshkumar ,Dhamalerimuthur, Tirupathur ,Dated: 18.07.2024
2. Road pattern plan approved by the District Town and Country Planning Office, Tirupathur, Dated:16.08.2024.
3. Letter No.B1/3691/2024 Dated.22.07.2024 of Joint Director, Agriculture department, Tirupathur District.
4. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
5. Gift deed document No.3167/2024 and 3166/2024 Dated.20.08.2024, Uploaded by the Applicant from K.Dineshkumar ,Dhamalerimuthur,Tirupathur Dated:25.08.2024.
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. G.O. No.141, Housing and Urban Development Department, Dated: 16.07.2022
11. Government Letter No.19113 / 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. G.O. No.53, Housing and Urban Development Department, Dated: 28.02.2024
15. Demand raised for payment of Centage charges, Delopmement charges respectively Dated: 03.09.2024 .
16. Payment of Scrutiny Fees , Centage charges,Developement charges Received from the applicant respectively on

18.07.2024, and 04.09.2024.
17. Letter Roc No.4367/2019/TCP2, Dated:14.08.2021of Director of Town and Country Planning, Chennai (Circular).

ORDER:
The application seeking technical clearance for the proposed formation of Residential layout to an extent of 16122.00 Sq.m (or) 3.98 Acre in the land bearing S.F.No 79/3,79/5C,79/6B,79/7A1 and 79/7A2B – at Palnangkuppam Village and Panchayat of Tirupathur Taluk of Tirupathur District, 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 ,Park and 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 OSR charges and Centage charges vide reference 16th cited above, the technical clearance is issued to the mentioned layout subject to the following conditions:
1. The Technical Clearance/Concurrence/Planning Permission is issued to the above-mentioned layout and the number is assigned as SWP/DTCP/TIRUPATHUR/LAYOUT No.81 /2024.
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.
6. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.
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. Reasonable period to be prescribed for up keep/maintenance of the roads and drains by the owners/developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later as envisaged under the directions issued by the Government Order vide references 8th, 9th and 10th cited above.

3. The local authority shall also ensure that the sub division for the land earmarked for road, 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 any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
6.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)

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 3.98 Acre (or) 16122.00 Sq.m
No. of Plots : 78
EWS Plots
25 plots 11-25,42,43,69-76
Gifted over to Local Body
Layout Road : 5004.35 Sq.m
Park : 1118.00 Sq.m 10.06%
Public Purpose : 63.00Sq.m 0.57%
TANGEDCO Purpose : 62.88 sq.m 0.56%

Copy to
1.
K.Dineshkumar
D.No 214,K.P.Vattam,
Dhamalerimuthur village
Tirupathur - 635853

2. The Tahsildar (TamilNilam).
Tirupathur
Tirupathur 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.
Email id:contact.tnrera@tn.gov.in

4. The Assistant Director,
Department of Survey and Land Records,
Collectorate Office,
Tirupathur District-635 601.

5. Jolarpettai Sub Register,
Jolarpettai Registrar Office,
Tirupathur District-

| S.No | Description of Charges | Amount | Receipt No and Date |
|---|---|---|---|
| 1 | Scrutiny fee | 24183 | 18/07/2024 |
| 2 | OSR Fee | | |
| 3 | Centage Charges | 24600.00 | 04/09/2024 |
| 4 | Development Charges | 32244.00 | 04/09/2024 |
| 5 | Display Board Charges | 10000.00 | 04/09/2024 |
| 6 | Satellite town charge | | |

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

Tirupathur District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location: Tirupathur
Date:2024.09.04 15:07:58

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.