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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. LSIA0IHV/2024/TCP/2024/TCP

Date : 21/08/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Executive Officer,
Thirukalukundram Town Panchayat,
Thirukalukundram Taluk,
Chengalpattu District.

Sir/ Madam,

Sub : District Town and Country Planning office Chengalpattu District- Residential Layout - Formation to an extent of 11933.00 Sq.m in the Land Bearing S.Nos. S.Nos.163/12A2; 166/4, 166/5, 166/6A, 166/6B2, 166/6C2, 166/8B, 166/9A, 166/9B, 166/10A, 166/10B, 166/11A & 166/11B - Chengalpattu District, Thirukalukundram Taluk, Thirukalukundram Town Panchayat, Mangalam Village – Technical Approval issued - Forwarded for further action - Reg.

Ref : 1 Application (Reference No. LSIA0IHV) received through Single Window Portal from M/s. NAVKAAR STAR PROPERTIES , Dated: 25.06.2024.

2 Road pattern plan approved by the District Town and country planning Office, dated: 07.08.2024

3 Joint Director, Agriculture and Welfare Department, Chengalpattu NOC Letter No.E2/4789/2024 Dt: 05.07.2024

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

5 Gift deed document No.6375/2024 dated: 12.08.2024 Uploaded by the Applicant M/s. NAVKAAR STAR PROPERTIES, Dt : 16.08.2024

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 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 G.O. No.53, Housing and Urban Development Department [UD4(1)], Dated: 28.02.2024

14 Tamil Nadu Government Gazette No.28] Part – II, Section 2, Dt: 10.07.2024

15 Demand raised for payment of Centage, display board charges and Satellite Town Charges respectively dated on 16.08.2024

16 Payment of Centage, Display board charges and Satellite Town Charges received from the applicant respectively on Dt : 17.08.2024 & Scrutiny fee Charges Dt:
25.06.2024

17 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 vide reference 2nd cited above.

On receipt of gift deeds vide reference 5h cited above and On receipt of payment of charges such as Centage charges, Display board charges and
Development Charges vide reference 14th cited above, the technical Approval is assigned as SWP/DTCP/Chengalpattu District - LAYOUT No.178/2024.

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)

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 11933.00 Sq.m
No. of Plots : 81 Nos
Gifted over to Local Body :
Layout Road & Splay Extent : 3906.80 Sq.m.
Public Purpose : 65.22 Sq.m - 0.81%
TANGEDCO Purpose : 44.13 Sq.m - 0.54 %
PARK
Park – 1 : 662.10 Sq.m.
Park – 2 : 159.19 Sq.m.
Total : 821.29 Sq.m. (10.23 %)

6. The fees/charges collected from the applicant are as follows:
1. Scrutiny Fee - Rs. 17,944/-, Payment Receipt No. 2024062529553, Transaction ID : 9296334141938, Dt: 25.06.2024

2. Display Board Charges – Rs.10,000/-, Payment Receipt No. 2024081729553, Transaction ID : 1154976343419, Dt: 17.08.2024

3. Centage Fee – Rs.25,500/-, Payment Receipt No. 2024081729553, Transaction ID : 1154976343419, Dt: 17.08.2024

4. Development Fee – Rs.47,800/- Payment Receipt No. 2024081729553 , Transaction ID : 1154976343419, Dt: 17.08.2024

Assistant Director

District Town and Country Planning Office,

Chengalpattu District.

Copy To:

1. M/s. NAVKAAR STAR PROPERTIES
   No.31, Chandrappa Mudali Street,
   Sowkarpet, Chennai - 600 001.
   Ph : 9840575599

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,

Thirukalukundram 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	17944	25/06/2024
2	OSR Fee		
3	Centage Charges	25500.00	17/08/2024
4	Development Charges	47800.00	17/08/2024
5	Display Board Charges	10000.00	17/08/2024
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 Not Verified
Signed by: Assistant Director
Location:Chengalpattu
Date:2024.08.21 18:22:16

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.