Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Town and Country Planning Department(Planning Permission)

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

ROC No. DZMS8SYB/2024/TCP Date : 19/09/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
KuzhipanthandalamPanchayat,
ThirukalukundramPanchayat Union,
ThirukalukundramTaluk,
Chengalpattu District.

Sir/ Madam,

Sub : District Town and Country Planning office Chengalpattu District- Residential Layout - Formation to an extent of 12750.00Sq.min the Land Bearing S.Nos.89/1, 2, 3; 90/3A1, 3A2, 3A3A, 3A3B & 3A4- Chengalpattu District, ThirukalukundramTaluk and Panchayat Union, KuzhipanthandalamPanchayat and Village –Technical Approval issued - Forwarded for further action - Reg.

Ref : 1. Application (Reference No.DZMS8SYB) received through Single Window Portalfrom M/s. JAKSS4 REALTORS LLP Rep by Its Thiru. R. Janagan,
Dated:17.08.2024.
2 . Road pattern plan approved by the District Town and country planning Office, dated: 06.09.2024
3. Joint Director, Agriculture and Welfare Department, Chengalpattu NOC Letter No.E2/6275/2024Dt: 29.08.2024
4. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
5. Gift deed document No.7356/2024 dated: 13.09.2024 Uploaded by the Applicant M/s. JAKSS4 REALTORS LLP Rep by Its Thiru. R. Janagan,
Dt : 23.08.2024
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, Sub-division charges and Development Charges respectively dated on 18.09.2024
16 Payment of Centage, display board charges, Sub-division charges and Development Charges received from the applicant respectively on Dt:
18.09.2024
17. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular).

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspectionvide 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
Development Chargesvide reference 16th cited above, the technical Approval is assigned as SWP/DTCP/Chengalpattu District - LAYOUT No.203/2024.

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/Ordersissued 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 ofSurvey 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 theworks 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 : 12750.00Sq.m
No. of Plots :52 Nos
EWS Plots : 15 Nos
Total No Of Plots : 67 Nos
EWS Extent : 1003.27 Sq.m. (11.73%)

Gifted over to Local Body :
Layout Road & Splay Extent : 4194.39Sq.m.
Public Purpose : 53.85Sq.m(0.63%)
TANGEDCO Purpose : 66.22Sq.m(0.77 %)
Park Area : 870.23 Sq.m. (10.17%)

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

1. Scrutiny Fee -Rs.19,125/- Payment Receipt No.2024081732836
Transaction ID :5573477435635 Dt: 17.08.2024

2. Display Board Charges – Rs.10,000/- Payment Receipt No.2024091832836
Transaction ID :2885208359237 Dt: 18.09.2024

3. Centage Fee – Rs.20,400/- Payment Receipt No.2024091832836
Transaction ID :2885208359237 Dt: 18.09.2024

4. Sub-division Fee – Rs.27,200/- Payment Receipt No.2024091832836
Transaction ID :2885208359237 Dt: 18.09.2024

5. Development Fee – Rs.51,000/- Payment Receipt No.2024091832836
Transaction ID :2885208359237 Dt: 18.09.2024

Copy To:

1. M/s. JAKSS4 REALTORS LLP
Rep by its Thiru.R.Janagan
No.5/708, Amman Nagar,
Attur, Salem – 636141.
Ph :9629929933

2. Tahsildar concerned (TamilNilam).
ThirukalukundramTaluk 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,
ThirukalukundramRegistrar 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	19125	17/08/2024
2	OSR Fee		
3	Centage Charges	20400.00	18/09/2024
4	Development Charges	51000.00	18/09/2024
5	Display Board Charges	10000.00	18/09/2024
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



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate