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. N07UVP41/2024/TCP/2024/TCP Date : 24/12/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President
Thazhambur Panchayat,
Karanai village
Vandalur Taluk,
Thiruporur Panchayat Union,
Chengalpattu District.

Sir/ Madam,

Sub : Residential Layout - Mamallapuram Local Planning Authority, District Town and Country Planning office, Chengalpattu District - Formation to Proposed extent of 13726.00 sq.m in the Land Bearing S.F.No. 13/10A1A, 13/10A1C, 13/10A2, 13/10B2, 13/12; 14/4B, 14/5B2, 14/9B, 14/10 and 14/11 of Thazhambur Panchayat, Karanai Village, Thiruporur Panchayat Union, Vandalur Taluk of Chengalpattu District – Planning Permission issued - Forwarded for further action - Reg.

Ref : 1 Application (Reference No. N07UVP41) received through Single Window Portal, from M/s. Felixa Builder Private Limited, rep by its Director
Mr.Ashok Kumar, dated.19.11.2024.

2 Road pattern plan approved by the District Town and country planning Office, dated: 20.12.2024.

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

4 Gift deed document No.27453/2024, Dated.23.12.2024 Uploaded by the Applicant M/s. Felixa Builder Private Limited, rep by its Director Mr.Ashok
Kumar, dated.24.12.2024.

5 G.O. No.138, Housing and Urban Development Department, dated: 04.06.2004.

6 G.O. No.79, Housing and Urban Development Department, dated: 04.05.2017.

7 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.

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

9 G.O. No.181, Housing and Urban Development Department, Dated: 09.12.2020.

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 charges, Display board charges, Development Charges, and Sub division charges respectively
dated.19.11.2024 and 24.12.2024.

14 Payment of Scrutiny Fees, Centage charges, Display board charges, Development Charges, and Subdivision charges received from the applicant
respectively on 24.12.2024.

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

16 Resolution No.2, of 181th Mamallapuram Local Planning Authority, dated : 18.07.2023.

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 4,964.26 Sq.m earmarked for Roads public purposes meant for local body and TANGEDCO vide reference 2nd
cited above.

The Proposed of Layout satisfies the rules and power delegation given by Mamallapuram Local Planning Authority, Director of Town and Country
Planning vide reference letter 16th cited above.

On receipt of gift deeds vide reference 4th cited above, and on receipt of payment of charges such as Scrutiny Fees, Centage charges, Display
board charges, Development Charges and Subdivision charges vide reference 14th cited above, the planning permission is issued to the mentioned
layout subject to the following conditions:

1. The Planning Permission is issued under section 49 of Town and Country Planning Act 1971 to the above mentioned layout and the number is
assigned as SWP/DTCP/Chengalpattu District - L.P/MLPA (CD) No.297/2024.

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 Tahsildar 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 favor 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 Proposed road mentioned in the layout plan should be kept as free flow to Public access, if shouldn't be obstruct with any form of structures like
compound wall, fencing etc.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN:-
Site Extent : 13726.00 sq.m
No. of Plots required: 90
No. of Plots provided: 89 and Owner use
EWS Area : 1025.60 Sqm

Gifted over to Local Body :
Layout Road Extent: 3867.98 sq.m
Public Purpose: 49.44 sq.m (0.50%)
TANGEDCO Purpose: 49.44 sq.m (0.50%)
Park – 997.40 sq.m (10.11%)

The fee collected from the applicant are as follows.
• Scrutiny Fee: Rs.20,589/- Payment Receipt 2024111937937, Transaction ID 6785967246735, date.19.11.2024.

• Centage Charge: Rs.28,500/- Payment Receipt 2024122437937, Transaction ID 7547415245015, date:24.12.2024.

• Display board Charge: Rs.10,000/- Payment Receipt 2024122437937, Transaction ID 7547415245015, date:24.12.2024.

• Development Charge: Rs.54,904/- Payment Receipt 2024122437937, Transaction ID 7547415245015, date:24.12.2024.

• Subdivision Charges: Rs.38,000/- Payment Receipt 2024122437937, Transaction ID 7547415245015, date:24.12.2024.

Assistant

Director/Member secretary,

Mamallapuram Local

planning Authority

District Town and Country

Planning Office,

Chengalpattu

District.
Enclosures:
1. Layout plan & Layout Conditions – 2 Nos
2. Original Gift Deed Document no.27453/2024, dated.23.12.2024.

Copy:-
1. M/s. Felixa Builder Private Limited,
rep by its Director Mr.Ashok Kumar,
Old No. 18, New No. 14, 1St Floor,
Door No. 16, Balaram Road,
Adyar, Guindy, Chennai,600020

Ph : 9884422234
Email Id : dv.legalteam@gmail.com

2. Tahsildar Concerned (Tamilnilam).
Vandalur 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,
Chengalpattu district,

5. Assistant Director (Land Survey)
No.67, Varatharav street,
NGGO Street, Chengalpattu district.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	20589	19/11/2024
2	OSR Fee		
3	Centage Charges	28500.00	24/12/2024
4	Development Charges	54904.00	24/12/2024
5	Display Board Charges	10000.00	24/12/2024
6	Satellite town charge		
7	Sub Division Charge	38000.00	24/12/2024

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:2024.12.24 18:00:22



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