

Town and Country Planning Department(Planning Permission)

43/397A, ANNAI INDRA GANDHI SALAI, RAJAJI PURAM PHASE-II, 2ND FLOOR, TIRUVALLUR-602001



ROC No. SWP/19BTSIJR/TVL/2025/2025/TCP

Date : 24/10/2025

From:

Joint Director / Deputy Director / Assistant Director

43/397A, ANNAI INDRA GANDHI SALAI, RAJAJI PURAM PHASE-II, 2ND FLOOR, TIRUVALLUR-602001

To :

The Commissioner,
Ponneri Municipality.
Ponneri Taluk,
Tiruvallur District.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning office – Application received for the approval of Layout- Tiruvallur District –Ponneri Taluk – Ponneri Municipality – Kummangalam Village - Comprised in S.No. 177/2A2, 177/3B2, 177/63 Site Extent - 0.45 Acre 1840 Sq.m -Requested for conversion of land earmarked for Community Hall in already approved Layout L.P/D.T.C.P No: 22/2014 in to Residential- Technical Clearance issued - forwarded for further action - Reg.

Ref : 1. Application received from the Applicant R.Udayakumar Application No: 19BTSIJR, Dated: 29.07.2025.
2. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
3. The Director of Town and Country Planning Already approved Layout L.P/D.T.C.P No: 22/2014
4. Circular from the Director of Town and Country Planning, Roc.No:19799/2020, Dated: 24.12.2020.
5. District Town and Country Planning Office, Tiruvallur District Letter ROC No: 19BTSIJR/2025/TCP, (Road pattern issued on Dated: 10.10.2025)
6. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7. G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
8. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
9. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
10. Government Letter No.19113/Nov4 (3)/2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, dated: 08.09.2017.
12. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated 07.01.2022.
13. Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, Dated: 11.04.2023.
14. Demand payment Request Letter, Dated: 14.10.2025 (requiring payment of, Development Charges, Sub Division Charges and Centage Fee).
15. Applicant R.Udayakumar Application Ref No: 19BTSIJR /2025/TCP, Dated.17.10.2025. (Payment of, Development Charges, Sub Division Charges and Centage Fee).
16. This Office Letter No.1507/2025 Dated: 09.10.2025.

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Subdivision layout in Tiruvallur District –Ponneri Taluk – Ponneri Municipality – Kummangalam Village - Comprised in S.No. 177/2A2, 177/3B2, 177/63 Site Extent - 0.45 Acre 1840 Sq.m-Requested for conversion of land earmarked for Community Hall in already approved Layout L.P/D.T.C.P No: 22/2014 into Residential Plots. This proposal was processed as per the prevailing rules and after perusing the

records and after conducting site inspection.

The Proposed Subdivision Layout satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 12th cited above.

Hence the Sub division layout has been approved with below conditions.

1. As per the condition, Tiruvallur District, Tiruvallur District –Ponneri Taluk – Ponneri Municipality – Kummangalam Village - Comprised in S.No. 177/2A2, 177/3B2, 177/63 Site Extent - 0.45 Acre 1840 Sq.m the layout has been approved and the approved assigned to the layout is SWP/DTCP/TVLR/LAYOUT No: 150/2025. (Conversion of land earmarked for Community Hall in already approved Layout L.P/D.T.C.P No: 22/2014)The approved layout Plan is enclosed herewith for taking further action in this regard.

2. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per Condition no.9 (b).

3. After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action.

4.It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.

5.As per circular cited in 10th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions.

Special Conditions:

Special Conditions:

1.a) With reference to the 5th cited and 5th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants. After collecting the necessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly.

b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant (s) directly,only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body .

2. With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval after transfer of earmarked road S.F.No sub-division in favour concern local body.

3. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved 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 requested to follow the protocols as per instruction given by TNRERA

6. According to the Circular No. 12544/14/CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc.) any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

Copy to:

1.Thiru.R.Udayakumar
No.103, O Block,31st street,
Ganapathy Colony, Anna Nagar East,

Chennai-600102.

2.The Assistant Director,
Department of Land Survey and Records,
Tiruvallur District.

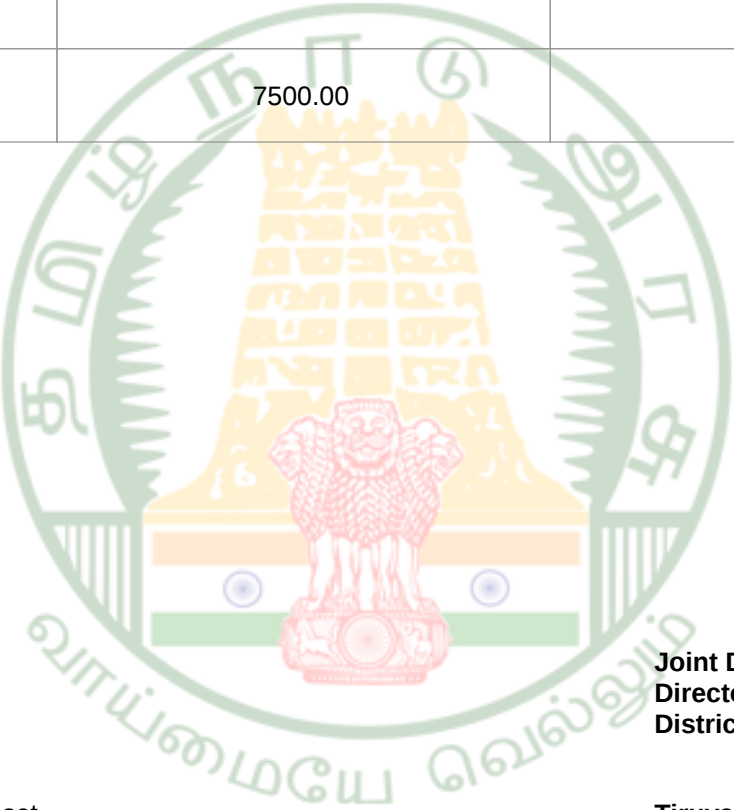
3.Tahsildar,
Ponneri Taluk,
Tiruvallur District.

4.Sub-Registrar,
Ponneri Sub-Registrar Office,
Tiruvallur District.

5.The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II,
1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	2762	29/07/2025
2	OSR Fee		
3	Centage Charges	4500.00	16/10/2025
4	Development Charges	5523.00	16/10/2025
5	Display Board Charges	1500.00	16/10/2025
6	Satellite town charge		
7	Sub Division Charge	7500.00	16/10/2025



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

Tiruvallur District.

Enclosure

1.Layout original map and Condition – 2 set