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Layout Application - Final Approval Letter

Roc No: 03/2024-2025

Date: 2/13/25 11:48 AM

From:

Village Panchayat

No.1/228, Main Road, 3rd Street, Mettuthandalam, Thandalam

To :

Mr.C.Charles and Mr.C.James,
No 4/77 Padavattamman Koil Street,
Padur Village, Chengalpattu District

Online Application Number: I8W24NNA

Sir/ Madam,

Sub :

Residential Layout - Mamallapuram Local Planning Authority, District Town and Country Planning office, Chengalpattu District -
Formation to an extent of 1500.00 sq.m in the Land Bearing S.F.No.67/6- of Thandalam Panchayat and Village, Thiruporur
Panchayat Union, Thiruporur Taluk of Chengalpattu District – Planning Permission issued - Forwarded for further action - Reg.

Ref :

ROC NO:I8W24NNA/2024/TCP

1 Application (Reference No. I8W24NNA) received through Single Window Portal, from Mr.C.Charles and Mr.C.James,
dated.03.04.2024.
2 Road pattern plan approved by the District Town and country planning Office, dated:22.05.2024.
3 Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
4 Gift deed document No.11087/2024, Dated.27.05.2024 Uploaded by the Applicant Mr.C.Charles and Mr.C.James,
dated.04.06.2024.
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, OSR charges respectively
dated. 22.05.2024
and 04.06.2024.
14 Payment of Scrutiny Fees, Centage charges, Display board charges, Development Charges, OSR charges received from the
applicant
respectively on 03.04.2024, 04.06.2024 and 07.06.2024.
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.

Body:

1500 Sq.Mtr.
Local Body Demand Generated dated on 23/11/2024, The Demand Fees also Paid Rs. 82722.5/- (Online
Payment)
Assigned Village Resolution No. 126/2024-2025, Therefore Final Approval issued by Local Body / Thandalam Village
Panchayat
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 611.4 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, OSR charges, Development Charges, and Flag day fund 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.117/2024.
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.

Village



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

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

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