



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](mailto: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. INTHQ42Q/2024/TCP/2024/TCP

Date : 22/11/2024

From:

Joint Director / Deputy Director / Assistant Director  
124, GST Road, Municipal Commercial complex, Chengalpattu 603 001

To :

The Executive Officer,  
Kalavakkam Village,  
Thiruporur Town Panchayat,  
Chengalpattu District.

Sir/ Madam,

Sub : Residential Layout - Mamallapuram Local Planning Authority, District Town and Country Planning office, Chengalpattu District - Formation to Proposed extent of 5225.00 sq.m in the Land Bearing S.F.No. 35/1B, 35/1C2, 35/1G1 and 35/1G2 of Kalavakkam Village, Thiruporur Town Panchayat, Thiruporur Taluk of Chengalpattu District – Planning Permission issued - Forwarded for further action - Reg.

Ref : 1 Application (Reference No. INTHQ42Q) received through Single Window Portal, from Mrs. SELVI and Others, dated.02.10.2024.

2 Road pattern plan approved by the District Town and country planning Office, dated: 09.11.2024.

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

4 Rectification Gift deed document No.24474/2024, Dated.16.11.2024 Uploaded by the Applicant Mrs. SELVI and Others, dated.21.11.2024.

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, Sub division charges and OSR charges respectively dated. 16.10.2024 and 09.11.2024 and 21.11.2024.

14 Payment of Scrutiny Fees, Centage charges, Display board charges, Development Charges, Subdivision charges and OSR charges received from the applicant respectively on 02.10.2024, 21.11.2024.

15 Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of 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 1,447.41 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, Subdivision charges and OSR 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.264/2024.
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 : 5225.00 sq.m

No. of Plots required: 38

No. of Plots provided: 38

Gifted over to Local Body :

Layout Road Extent: 1408.30 sq.m

Public Purpose: 19.51 sq.m (0.51%)

TANGEDCO Purpose: 19.60 sq.m (0.51%)

The fee collected from the applicant are as follows.

- Scrutiny Fee: Rs.7,838/- Payment Receipt 2024100235257, Transaction ID 6517709335225, date.02.10.2024.
- OSR charges : Rs. 2,92,046/- Payment Receipt 2024112135257, Transaction ID 6554295566029, date.21.11.2024.
- Centage Charge: Rs. 12,600/- Payment Receipt 2024112135257, Transaction ID 8543230165829, date:21.11.2024.
- Display board Charge: Rs.10,000/- Payment Receipt 2024112135257, Transaction ID 8543230165829, date: 21.11.2024.
- Development Charge: Rs.20,900/- Payment Receipt 2024112135257, Transaction ID 8543230165829, date: 21.11.2024.
- Subdivision Charges: Rs. 16,800/- Payment Receipt 2024112135257, Transaction ID 8543230165829, date: 21.11.2024.
- Satellite Town Fees : Rs.1,30,625/- Payment Receipt 2024112135257, Transaction ID 8543230165829, date. 21.11.2024.

secretary,

Authority

Planning Office,

Enclosures:

1. Layout plan & Layout Conditions – 2 Nos.
2. Original Gift Deed Document no.24474/2024, dated.16.11.2024.

Copy:-

1.Mrs SELVI and Others,

Assistant Director/Member

Mamallapuram Local planning

District Town and Country

Chengalpattu District.

45/32 second floor s3 6th street ,  
Anna Nagar,,Periyakudal,Aminjikarai,  
Chennai,600102  
Ph.No: 9176900060, 7550074759  
Email. harismaaconsultant0@gmail.com

2. Tahsildar Concerned (Tamilnilam).  
Thiruporur 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           | 7838     | 02/10/2024          |
| 2    | OSR Fee                | 292046   | 21/11/2024          |
| 3    | Centage Charges        | 12600.00 | 21/11/2024          |
| 4    | Development Charges    | 20900.00 | 21/11/2024          |
| 5    | Display Board Charges  |          |                     |
| 6    | Satellite town charge  |          |                     |
| 7    | Sub Division Charge    | 16800.00 | 21/11/2024          |



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:2024.11.22 16:10:01





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



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

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

[hello@verified.realestate](mailto:hello@verified.realestate)  
[+91 9996 12 9996](tel:+919996129996)  
[www.verified.realestate](http://www.verified.realestate)