

Town and Country Planning Department(Planning Permission)

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



ROC No. HR248VIM/2025/2025/TCP

Date : 12/09/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Executive Officer,
Kannagapattu Village,
Thiruporur Town Panchayat,
Thiruporur Taluk,
Chengalpattu District.

Sir/ Madam,

Sub : Residential Layout - Mamallapuram Local Planning Authority, District Town and Country Planning office, Chengalpattu District - Formation to Proposed extent of 2767.00 sq.m in the Land Bearing S.F.No. 212/1A, 2A, 3A, 225/7A1, 7B1, 7C1 and 212/7D1 of Kannagapattu Village, Thiruporur Town Panchayat and Taluk of Chengalpattu District – Planning Permission issued - Forwarded for further action - Reg.

Ref : 1 Application (Reference No. HR248VIM) received through Single Window Portal, from Mr.Idhayavarman, Mr.K.Prabusankar, Mr.Arunkumar, Mr.K.Prabusankar, Mr.Mohan, Dated: 23.07.2025.

2 Road pattern plan approved by the District Town and country planning Office, dated:26.08.2025.

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

4 Gift deed document No.19145/2025, Dated.28.08.2025 Uploaded by the Applicant Mr. Idhayavarman, Mr.K.Prabusankar, Mr.Arunkumar, Mr.K.Prabusankar, Mr.Mohan,, dated.26.08.2025.

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

(Circular).

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

15 Demand raised for payment of OSR Charges, Centage charges, Display board charges, Development Charges, Flag Day Fund, Satellite Town Fees Sub division charges, and OSR charges respectively dated.26.08.2025 and 08.09.2025.

16 Payment of Scrutiny Fees, OSR charges, Centage charges, Display board charges, Development Charges, Flag Day Fund, Satellite Town Fees Subdivision charges and OSR charges received from the applicant respectively 23.07.2025, 04.09.2025, 10.09.2025.

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 28.2 Sq.m earmarked 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 14th 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, Flag day fund, Subdivision charges, Satellite Town Charges and OSR charges vide reference 16th 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.241/2025.
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, bosok, 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: 2767.00 sq.m

No. of Plots provided: 17

Gifted over to Local Body :

Public Purpose: 14.14 sq.m (0.51%)

TANGEDCO Purpose: 14.06 sq.m (0.51%)

The fee collected from the applicant are as follows.

- Scrutiny Fee: Rs.4,151/- Payment Receipt 2025072350956, Transaction ID 8092345939617, date.23.07.2025.
- OSR Chargers: Rs.1,48,504/- E-Challan No: 20250904018992, Acct Code: 021760800AM24501, Date:04.09.2025.
- Centage Chargers: Rs.6000/- E-Challan No: 20250910000954, Acct Code: 021703800AA22709, Date:10.09.2025.
- Display board Charge: Rs.10,000/- Payment Receipt 2025091050956, Transaction ID 7763679059237, date: 10.09.2025.
- Development Charge: Rs.11,068/- Payment Receipt 2025091050956, Transaction ID 7763679059237, date: 10.09.2025.
- Satellite Town Fees: Rs. 69,175/- Payment Receipt 2025091050956, Transaction ID 7763679059237, date: 10.09.2025.
- Subdivision Charges: Rs.8,000/- Payment Receipt 2025091050956, Transaction ID 7763679059237, date: 10.09.2025.
- Flag Day Fund Rs.2000/- Receipt no: FD/FUND/1560767, Bank Reference no: IP252535510955, Dated:10.09.2025.

Member Secretary

Local planning Authority

Country Planning Office,

District.

Enclosures:

1. Layout plan & Layout Conditions – 2 Nos
2. Original Gift Deed Document no.19145/2025, dated.28.08.2025

Copy To:-

1.Mr. Idhayavarman,
Mr.K.Prabusankar,
Mr.Arunkumar,
Mr.K.Prabusankar,
Mr.Mohan,

Assistant Director /

Mamallapuram

District Town and

Chengalpattu

No.4/142, Sangothi Amman Kovil Street,
Sengadu, Chengalpattu, 603110
Ph: 8122759900
Email Id: thiruporurmla@gmail.com

2. Tahsildar Concerned (Tamilnilam).
Thiruporur Taluk Office,
Chengalpattu District.

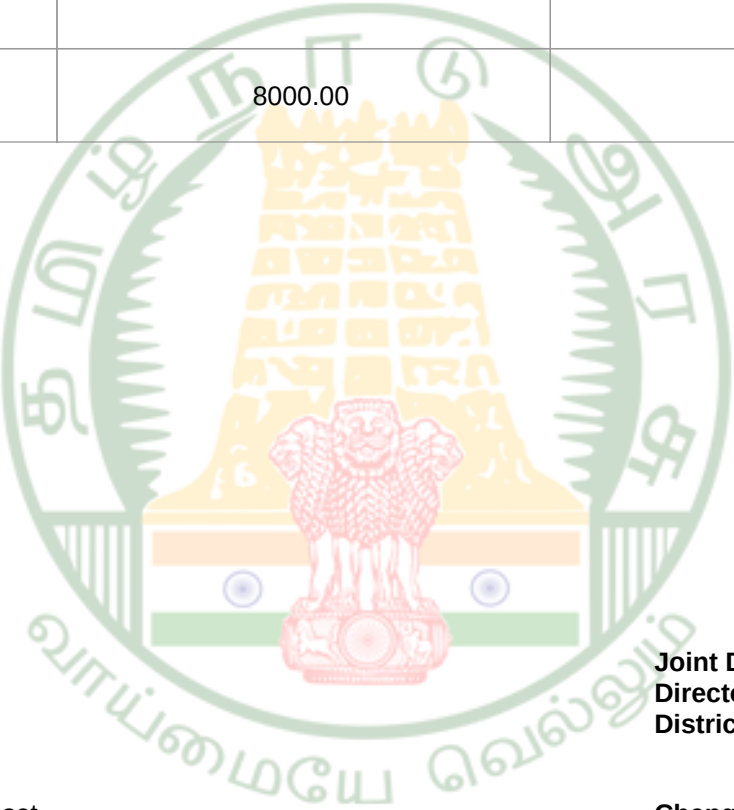
3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.

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	4151	23/07/2025
2	OSR Fee		
3	Centage Charges	6000.00	10/09/2025
4	Development Charges	11068.00	10/09/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	8000.00	10/09/2025



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 Not Verified

Signed by: Assistant Director
Location: Chengalpattu
Date: 2025.09.12 13:16:27



பதிவு அஞ்சல் ஒப்புக்கைச் சான்றுடன்

அனுப்புநர்.
திரு.க.ராகுல் குமார், M.E.,
உதவி இயக்குநர் / உறுப்பினர் செயலர்,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
D-பிளாக், நான்காம் தளம்,
மாவட்ட ஆட்சியர் பெருந்திட்ட வளாகம்,
வேதநாராயணபுரம், வெண்பாக்கம் அஞ்சல்,
செங்கல்பட்டு மாவட்டம் 603 111.
தொலைபேசி எண்.044-27422144
Email:ddcgldistrict@gmail.com

பெறுநர்.
செயல் அலுவலர்
திருப்போளூர் பேரூராட்சி,
செங்கல்பட்டு மாவட்டம்.

நக.எண்.4062/2025/மாஉதிரு (செமா-5)நாள். .12.2025.

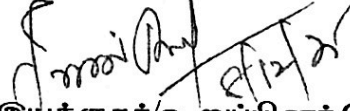
அய்யா,

பொருள்: மனைப்பிரிவு - மாவட்ட நகர் ஊரமைப்பு துறை அலுவலகம் - செங்கல்பட்டு, மாமல்லபுரம் உள்ளூர் திட்டக் குழுவும், செங்கல்பட்டு மாவட்டம் - திருப்போளூர் பேரூராட்சி, கண்ணகப்பட்டு கிராமம், சர்வே எண்கள். 212/A, 2A, 3A, 225/7A1, 7B1, 7C1 (ம) 225/7D1 -ல் 2767.00 ச.மீ-ல் அமையும் அனுமதியற்ற குடியிருப்பு மனைப்பிரிவிற்கு ஒப்புதல் வழங்கப்பட்டது - உத்தேச மனையிடத்தின் சர்வே எண் தவறாக குறிப்பிடப்பட்டுள்ளதை திருத்தி தருமாறு கோரியது - தொடர்பாக.

பார்வை: 1. மனுதாரர் Mr.Idhayavarman, Mr.K.Prabusankar, Mr.Arunkumar, Mr.K.Prabusankar, Mr.Mohan, அவர்களின் கடிதம் மற்றும் இணைப்புகள் நாள்.24.11.2025.
2. உறுப்பினர் செயலர் , மாமல்லபுரம் உள்ளூர் திட்டக் குழுவும், மாமல்லபுரம் அவர்களின் இணையதள செயலாணை எண். HR248VIM /2025/MLPA,நாள்.12.09.2025.

மாமல்லபுரம் உள்ளூர் திட்டக் குழுவும், செங்கல்பட்டு மாவட்டம் - திருப்போளூர் பேரூராட்சி, கண்ணகப்பட்டு கிராமம், சர்வே எண்கள். 212/A, 2A, 3A, 225/7A1, 7B1, 7C1 (ம) 225/7D1 -ல் 2767.00 சதுர மீட்டரில் அமையும் அனுமதியற்ற குடியிருப்பு மனைப்பிரிவிற்கு, பார்வை 2-ல் காணும் உறுப்பினர் செயலர், மாமல்லபுரம் உள்ளூர் திட்டக் குழுவும், மாமல்லபுரம் அவர்களால் ம.வ/மாஉதிரு எண்:241/2025 என எண்ணிடப்பட்டு மனைப்பிரிவு ஒப்புதல் வழங்கப்பட்டது.

பார்வை 1-ல் காணும் மனுதாரர் கடிதம் பரிசீலிக்கப்பட்டதில், மேற்படி ஒப்புதல் அளிக்கப்பட்ட செயலாணையில் சர்வே எண்.212/7D1-யினை சர்வே எண்.225/7D1 என திருத்தி வாசிக்குமாறும் தெரிவிக்கப்படுகிறது.


உதவி இயக்குநர்/உறுப்பினர் செயலர்
மாமல்லபுரம் உள்ளூர் திட்டக் குழுமம்
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
செங்கல்பட்டு மாவட்டம்

 04/12/25

நகல்:-

1. Mr. Idhayavarman,
Mr.K.Prabusankar,
Mr.Arunkumar,
Mr.K.Prabusankar,
Mr.Mohan,

No.4/142, Sangothi Amman Kovil Street,
Sengadu, Chengalpattu, 603110

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