

Town and Country Planning Department(Planning Permission)

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



ROC No. 1F6Z4IW9 /2024/TCP

Date : 09/07/2024

From:

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

To :

The President
Pudupakkam Panchayat & 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 an extent of 0.13.30 Hectare sq.m (1,330.00 sq.m) in the Land Bearing S.F.No. 157/16A1C - of Pudupakkam Panchayat and Village, Thiruporur Panchayat Union, Vandalur Taluk of Chengalpattu District – Planning Permission issued - Forwarded for further action - Reg.

Ref : 1. Application (Reference No. 1F6Z4IW9) received through Single Window Portal, from Mr.J.SATISH KUMAR Mr.J.KAMAL KUMAR and Mrs.J. VIJAYAKUMARI dated: 06.05.2024.
2. Road pattern plan approved by the District Town and country planning Office, dated: 02.07.2024.
3. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
4. Gift deed document No.13980/2024, Dated.03.07.2024 Uploaded by the Applicant Mr.J.SATISH KUMAR Mr.J.KAMAL KUMAR and Mrs.J VIJAYAKUMARI dated.05.07.2024.
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 and Satellite Town charges respectively dated. 02.07.2024 and 06.07.2024.
14. Payment of Scrutiny Fees, Centage charges, Display board charges, Development Charges, OSR charges and Satellite Town charges received from the applicant respectively on 06.05.2024, 05.07.2024 and 06.07.2024.
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 18th Mamallapuram Local Planning Authority, dated : 18.07.2023.

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 297.4 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, Development Charges, OSR charges and Satellite Town 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.149/2024.

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: 0.13.30 Hectare (1,330 sq.m)

No. of Plots requested: 10

No. of Plots provided:10

Gifted over to Local Body:

Layout Road Extent: 275.85 sq.m (20.74%)

Public Purpose: 10.35 sq.m (0.98 %)

TANGEDCO Purpose: 11.2 Sq.m – (1.06 %)

• Scrutiny Fee: Rs.2,003/- Payment Receipt 2024050627114, Transaction ID 9306641625617, date.06.05.2024.

• OSR Charges: Rs.43,774/- Payment Receipt 2024070527114, Transaction ID 6148370285325, date: 05.07.2024

- Centage Charge: Rs.3,000/- Payment Receipt 2024070627114, Transaction ID 2508559435719, date:06.07.2024.
- Display board Charge: Rs.10,000/- Payment Receipt 2024070627114, Transaction ID 2508559435719, date:06.07.2024
- Satellite Town charges: Rs.33,375/- Payment Receipt 2024070627114, Transaction ID 2508559435719, date:06.07.2024
- Development Charge: Rs.5,340/- Payment Receipt 2024070627114, Transaction ID 2508559435719, date: 06.07.2024
- Flag Day Fund Rs.1000/- Demand Draft no.618425, City Union Bank Ltd, Maraimalai Nagar Branch, dated.08.07.2024.

secretary,

Authority

Planning Office,

Enclosures:

- 1.Layout plan & Layout Conditions – 2 Nos
- 2.Original Gift Deed Document no.13980/2024, dated.03.07.2024.

Copy:-

1. Mr.J.SATISH KUMAR Mr.J.KAMAL KUMAR and Mrs.J VIJAYAKUMARI,

No: 2/354, kamala nilayam, Indra gandhi street,
Pudupakkam, Chengalpattu - 603103.

Ph.no. 9884491999

Email: mahalakshmiipnd@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.

Assistant Director/Member

Mamallapuram Local planning

District Town and Country

Chengalpattu District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	2003	06/05/2024
2	OSR Fee	43774	05/07/2024
3	Centage Charges	3000.00	06/07/2024
4	Development Charges	5340.00	06/07/2024
5	Display Board Charges		
6	Satellite town charge		

Enclosure

1.Layout original map and Condition – 2 set

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

Chengalpattu District.

Signature valid

Signed by: Assistant Director
Location: Chengalpattu
Date: 2024.07.09 17:03:46

