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Town and Country Planning Department(Planning Permission)

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

ROC No. 7Q3L2995/2025/TCP Date : 23/01/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President
Vayalur Panchayat,
Thirukazhukundram Taluk,
Thirukazhukundram Panchayat Union,
Chengalpattu District.

Sir/ Madam,

Sub : Residential Layout - Mamallapuram Local Planning Authority, District Town and Country Planning office, Chengalpattu District - Formation to Proposed extent of 0.93.14 Hectare (9314.00 sq.m) in the Land Bearing S.F.No. 58/6B2 and 58/8B of Vayalur Panchayat & Village, Thirukazhukundram Panchayat Union, Thirukzahukundram Taluk of Chengalpattu District – Planning Permission issued - Forwarded for further action - Reg.

Ref :
1. Application (Reference No. 7Q3L2995) received through Single Window Portal, from Mr.Syed Yousuf Kathiravan and Surya, dated.19.11.2024.
2. Road pattern plan approved by the District Town and country planning Office, dated:24.12.2024.
3. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
4. Gift deed document No.149/2025, Dated.09.01.2025 Uploaded by the Applicant Mr.Syed Yousuf Kathiravan and Surya, dated.21.01.2025.
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. Demand raised for payment of OSR Charges, Centage charges, Display board charges, Development Charges, Sub division charges and flag day fund respectively dated.24.12.2024 and 21.01.2025.
14. Payment of Scrutiny Fees, OSR Charges, Centage charges, Display board charges, Development Charges, Subdivision charges and Flag day fund received from the applicant respectively on 19.11.2024, 10.01.2025 and 22.01.2025.
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.

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 3,252.99
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, OSR charges and Flag day fund 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.09/2025.
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 : 0.93.14 Hectare (9314 sq.m)
No. of Plots required : 67
No. of Plots provided : 67 + shop-1
Gifted over to Local Body :
Layout Road Extent : 3177.33 sq.m (34.11%)
Public Purpose : 34.00 sq.m (0.55%)
TANGEDCO Purpose : 41.66 sq.m (0.67%)
Owner use
Shop : 55.52 sq.m (0.59%)

The fee collected from the applicant are as follows.
• Scrutiny Fee: Rs.13,961/- Payment Receipt 2024111937917, Transaction ID 4185710221146, date.19.11.2024 and Balance Scrutiny amount Rs.100/-, SBCollect Reference Number: DUN6517118,
Dated:22.01.2025.
• OSR Fee: Rs.21,83,106/- Payment Receipt 2025011037917, Transaction ID 1737672010217, date.10.01.2025.
• Centage Charge: Rs.21,000/- Payment Receipt 2025012237917, Transaction ID 8136482151315, date:22.01.2025.
• Display board Charge: Rs.10,000/- Payment Receipt 2025012237917, Transaction ID 8136482151315, date:22.01.2025.
• Development Charge: Rs.37,280/- Payment Receipt 2025012237917, Transaction ID 8136482151315, date:22.01.2025.

• Subdivision Charges: Rs.28,000/- Payment Receipt 2025012237917, Transaction ID 8136482151315, date:22.01.2025.
• Flag Day Fund Rs.4,500/-, Demand Draft No:235405, Karur Vysya Bank, Chengalpattu Branch, Dated:22.01.2025.

Assistant Director/Member secretary,

Mamallapuram Local planning Authority,

District Town and Country Planning Office,

Chengalpattu District.

Enclosures:
1. Layout plan & Layout Conditions – 2 Nos
2. Original Rectification Gift Deed Document no.149/2025, dated.09.01.2025.

Copy:-

1.Mr. Syed Yousuf Kathiravan and Surya,
No.11, Amman Koil Street, Kundrathur,
Sriperumbudur, Kancheepuram-600069
Ph : 8056201120
Email Id : kaconsulting193@gmail.com

2. Tahsildar Concerned (Tamilnilam).
Thirukazhukundram 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,
Thirukazhukundram,
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	13961	19/11/2024
2	OSR Fee	2183106	10/01/2025
3	Centage Charges	21000.00	22/01/2025
4	Development Charges	37280.00	22/01/2025
5	Display Board Charges	10000.00	22/01/2025
6	Satellite town charge		
7	Sub Division Charge	28000.00	22/01/2025

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

Chengalpattu District.

Enclosure

1.Layout original map and Condition – 2 set



our services doesn't just end there

Buying & Selling Services

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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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