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Town and Country Planning Department(Planning Permission)

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

ROC No. OP7OVXUO/2024/2024/TCP Date : 26/11/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President
Pattipulam Panchayat,
Saluvankuppam village
Thiruporur Taluk,
Thiruporur Panchayat Union,
Chengalpattu District.

Sir/ Madam,

Sub : Residential Layout - Mamallapuram Local Planning Authority, District Town and Country Planning office, Chengalpattu District - already approved L.P/DTCP no.74/2021 in SF.no. 127/2A1 pt, 127/2Cpt, 128/4A pt, 136/10B pt, 136/11A pt, 136/11B pt, 137/4pt - Formation to Proposed extent of 2116.90 sq.m in the Land Bearing S.F.No.137/8, Owner use and Shop no.03, plot conversion to the residential plot of Pattipulam Panchayat, Saluvankuppam Village, Thiruporur Panchayat Union, Thiruporur Taluk of Chengalpattu District – Planning Permission issued - Forwarded for further action - Reg.

Ref : 1 Application (Reference No. OP7OVXUO) received through Single Window Portal, from M/s.Adityaram Housing Private Limited, dated.29.03.2024.

2 Road pattern plan approved by the District Town and country planning Office, dated: 09.10.2024.

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

4 Gift deed document No.22411/2024, Dated.22.10.2024 Uploaded by the Applicant M/s.Adityaram Housing Private Limited, dated.15.11.2024.

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 and Sub division charges respectively dated. 09.10.2024 and 15.11.2024.

14 Payment of Scrutiny Fees, Centage charges, Display board charges, Development Charges and Subdivision charges received from the applicant respectively on 29.03.2024, 12.11.2024 and 20.11.2024.

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.

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 439.57 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, and Subdivision 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.258/2024.

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 : 2116.90 sq.m
No. of Plots required: 09 + Owner use
No. of Plots provided: 09 + Owner use

Gifted over to Local Body :
Layout Road Extent : 422.45 sq.m
Public Purpose : 8.56 sq.m (0.50%)
TANGEDCO Purpose : 8.56 sq.m (0.50%)

The fee collected from the applicant are as follows.
• Scrutiny Fee: Rs. 3175/- Payment Receipt 2024032925329, Transaction ID 5393243193839, date. 29.03.2024.

• OSR Fee: Rs.506805/- Payment Receipt 2024111225329, Transaction ID 2660026500812, date. 12.11.2024.

• Centage Charge: Rs. 3900/- Payment Receipt 2024112025329, Transaction ID 9194345680339, date:20.11.2024.

• Display board Charge: Rs.10,000/- Payment Receipt 2024112025329, Transaction ID 9194345680339, date: 20.11.2024.

• Development Charge: Rs. 8464 /- Payment Receipt 2024112025329, Transaction ID 9194345680339, date: 20.11.2024.

• Subdivision Charges: Rs.5200/- Payment Receipt 2024112025329, Transaction ID 9194345680339, date: 20.11.2024.

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 Gift Deed Document no.22411/2024, dated.22.10.2024.

Copy to:-
1. M/s. Adityaram Housing Pvt Ltd,
No. 50 Adityaram Group, East Coast Raod,
Panaiyur,Sholinganallur,
Sholinganallur,Chennai -600119.
Ph.No: 8667758182
Email. legal@adityaramgroup.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	3175	29/03/2024
2	OSR Fee	506805	12/11/2024
3	Centage Charges	3900.00	20/11/2024
4	Development Charges	8464.00	20/11/2024
5	Display Board Charges	10000.00	20/11/2024
6	Satellite town charge		
7	Sub Division Charge	5200.00	20/11/2024

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

Chengalpattu District.

Enclosure

1.Layout original map and Condition – 2 set



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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