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Town and Country Planning Department(Planning Permission)

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

ROC No. 1JAQBW0Y/2025/TCP Date : 17/04/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President
Vadakadambadi 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 0.81.00 Hectare (8100.00 sq.m) in the Land Bearing S.F.No. 305/6A, 7, 8, 9, 10, 11 and 305/12 of Vadakadambadi Panchayat, Perumaleri village, Thirukazhukundram Panchayat Union and Taluk of Chengalpattu District – Planning Permission issued - Forwarded for further action - Reg.

Ref : 1. Application (Reference No. 1JAQBW0Y) received through Single Window Portal, from M/s.IMPERIAL PROMOTERS, Dated: 22.02.2025.
2. Road pattern plan approved by the District Town and country planning Office, dated: 20.03.2025.
3. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
4. Gift deed document No.2388/2025, Dated.08.04.2025 Uploaded by the Applicant M/s.IMPERIAL PROMOTERS, dated.12.04.2025.
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 Centage charges, Display board charges, Development Charges, Flag day Fund, Sub division charges and OSR charges
respectively dated. 20.03.2025 and 12.04.2025.
16. Payment of Scrutiny Fees, Centage charges, Display board charges, Development Charges, Flag day Fund, Sub division charges and OSR charges
received from the applicant respectively on 22.02.2025, 12.04.2025 and 15.04.2025.

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 2,094.15 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 46th 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, Flag day fund and Subdivision 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.93/2025.
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 : 0.81.00 Hectare (or) 8100.00 sq.m
No. of Plots required: 66
No. of Plots provided: 61
Gifted over to Local Body :
Layout Road Extent: 1994.31 sq.m (24.62%)
Public Purpose: 52.33 sq.m (0.86%)
TANGEDCO Purpose: 47.51 sq.m (0.77%)

The fee collected from the applicant are as follows.
• Scrutiny Fee: Rs.12,150/- Payment Receipt 2025022243025, Transaction ID 1621914785227, date.22.02.2025.

• OSR Charges: Rs.4,15,818/- Payment Receipt 2025041243025, Transaction ID 5345680268327, date.12.04.2025.
• Centage Charge: Rs.19,500/- Payment Receipt 2025041543025, Transaction ID 0987177031723, date: 15.04.2025.
• Display board Charge: Rs.10,000/- Payment Receipt 2025041543025, Transaction ID 0987177031723, date: 15.04.2025.
• Development Charge: Rs.32,440/- Payment Receipt 2025041543025, Transaction ID 0987177031723, date: 15.04.2025.
• Subdivision Charges: Rs.26,000/- Payment Receipt 2025041543025, Transaction ID 0987177031723, date: 15.04.2025.
• Flag Day Fund Rs.4,000/- Demand Draft no: 502817, ICICI Bank, Chennai - Chinthamani, Dated:17.04.2025.

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 Gift Deed Document no.2388/2025, dated.08.04.2025.

Copy:-
1. M/s. IMPERIAL PROMOTERS,
A-45/32, 2ND Floor, 6th Street, 3rd Avenue,
Anna Nagar, Chinnakudal, Aminjikarai, Chennai, 600102
Ph : 9176900060, 7550074759
Email Id : harismaaconsultant0@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	12150	22/02/2025
2	OSR Fee	415818	12/04/2025
3	Centage Charges	19500.00	15/04/2025
4	Development Charges	32440.00	15/04/2025
5	Display Board Charges	10000.00	15/04/2025
6	Satellite town charge		
7	Sub Division Charge	26000.00	15/04/2025

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 valid

Signed by: Assistant Director
Location:Chengalpattu
Date:2025.04.17 16:54:36



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Vastu & Property Management Tools

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