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Layout Application - Final Approval Letter

Roc No: 01/2025-2026

Date: 4/29/25 11:57 AM

From:

Village Panchayat

No.5/32, Gangaiyamman Kovil Street, Sengadu Village, Illalur

To :

. M/s. ANAND AND VENKATESH HOUSING PRIVATE LIMITED,
52/2, BAZULLAH ROAD, T. NAGAR,
Mambalam, Chennai -600017

Online Application Number: 6E6P6N5A

Sir/ Madam,

Sub :

Residential Layout - Mamallapuram Local Planning Authority, District Town and Country Planning office, Chengalpattu District -
Formation to Proposed extent of 1.73.15 Hectare (17315.00 sq.m sq.m) in the Land Bearing S.F.No. 437/1A1, 1B1, 2A1, 2A2,
2A3, 2B, 2C and 438/1 of Illalur Panchayat and village, Thiruporur Panchayat Union and Taluk of Chengalpattu District –
Planning Permission issued - Forwarded for further action - Reg.

Ref :

1. Application (Reference No. 6E6P6N5A) received through Single Window Portal, from M/s. ANAND AND VENKATESH
HOUSING PRIVATE LIMITED, Dated:
18.02.2025.
2. Road pattern plan approved by the District Town and country planning Office, dated: 25.03.2025.
3. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
4. Gift deed document No.9146/2025, Dated.21.04.2025 Uploaded by the Applicant M/s. ANAND AND VENKATESH HOUSING
PRIVATE LIMITED
dated.23.04.2025.
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, Satellite
Town Charges and Sub division
charges respectively dated.23.04.2025.
16. Payment of Scrutiny Fees, Centage charges, Display board charges, Development Charges, Satellite Town charges and
Subdivision charges received from
the applicant respectively on 18.02.2025 and 23.04.2025.

Body:

17315 Sq.Mtr.
Local Body Demand Generated dated on 25/03/2025, The Demand Fees also Paid Rs.527258/-(Online Payment) Assigned Village Resolution No. 08/2025-2026, Therefore Final Approval issued by Local Body / Illalur Village Panchayat.

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 7,609.12 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, Satellite Town 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.98/2025.
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 : 1.73.15 Hectare (or) 17315 sq.m
No. of Plots required: 100
No. of Plots provided: 96 (55 to 60, 62, 63, 79 to 87 EWS Plots)
EWS Plots Extent : 1208.72 sq.m (10.99 %)
Gifted over to Local Body :
Layout Road Extent: 6323.87 sq.m (36.52%)
Public Purpose: 69.65 sq.m (0.63%)
TANGEDCO Purpose: 76.14 sq.m (0.69%)
Park -1 : 413.00 sq.m
Park – 2 : 726.46 sq.m
Total Park = 1139.46 (10.36%)

Village



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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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