

PP

APPROVAL RECORD

Planning Permission

Survey 4/1

Tiruvallur, Poonamallee taluk
Tiruvallur district, Tamil Nadu

APPROVAL TYPE

Layout Approval

ISSUING AUTHORITY

DTCP

PURPOSE

Residential

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Town and Country Planning Department(Planning Permission)

43/397A, ANNAI INDRA GANDHI SALAI, RAJAJI PURAM PHASE-II, 2ND FLOOR, TIRUVALLUR-602001

ROC No. PIGLJ78E

/ 2022 / TCP

Date : 22/02/2023

From:

Joint Director / Deputy Director / Assistant Director

43/397A, ANNAI INDRA GANDHI SALAI, RAJAJI PURAM PHASE-II, 2ND FLOOR, TIRUVALLUR-602001

To :

The President,
Gudapakkam village Panchayat
Poonamallee Panchayat Union
Tiruvallur District

Sir/ Madam,

Sub : Residential Layout - Office of the Tiruvallur District Town and Country planning – Tiruvallur Panchayat Union – Poonamallee Taluk – Gudapakkam Panchayat / Village - SF.No.4/1A, 1B, 1C, 1D; 7/1A1, 1A2, 1A3A,1A3B, 1B1, 1B2, 1B3, 2A1, 2A2, 2B1A, 2B1B, 2B2, 2C1, 2C2, 4A, 4B, 5A1A, 5A1B, 5A1C, 5A1D1, 5A1D2, 5A1E, 5A1F, 5A1G, 5A2A, 5A2B, 5B1, 5B2, 5B3; 8; 9/1, 2; 10, 284/1B2, 1B3, 1B4, 1B5, 285, 286, 287/1A, 1B, 1C, 1D, 2; 288/1A2, 1B, 1A1A, 1A1B, 1A1C, 1A1D, 2; 289/2B, 289/2C&290/2–Site Extent – 20.04 Acres – Plot Pattern Technical Concurrence - forwarded for further action - Reg.

Ref : 1. Online Application No. PIGLJ78E / 2022 / TCP5,dated:22.11.2022
2 Roc. No.PIGLJ78E / 2022 / TCP5, dated: 11.01.2023 (Road pattern issued)
3. The Directorate of Town and Country Planning Plot Pattern Technical Concurrence Issued Online Application No. PIGLJ78E / 2022, Dated: 09.02.2023
4. Applicant M/s.Muthammal Estate Pvt Ltd. Gift Deed No. 852/2023, Dated:24.01.2023
5. The Agriculture Joint Director, Tiruvallur District Lr. No. Ma.Thi.1/9952/2022, Dated: 15.11.2022.
6. The District Collector, Tiruvallur District D.Dis No.26120 / 2020/ N-1, Dated:31.05.2022.
7. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04-06-2004.
8. G.O.(Ms.)No.79, Housing and Urban Development department dated: 04-05-2017.
9. G.O.(Ms.)No.18, Municipal Administration &Water Supply department, dated: 04/02/2019
10. G.O.(Ms.)No.16, Municipal Administration &Water Supply department, dated: 31/01/2020.
11. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(3)], dated 23-09-2020.
12. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated 09-12-2020.
13. Letter No: 19113/UD 4(3)/2017-1, Housing and Urban Development department dated: 30-08-2017. 14. Circular ROC No: 13686/2017/LA-1 dated 08-09-2017 of Director of Town and Country Planning
15.Demand payment Request Letter, Dated:10.02.2023 (requiring payment of Centage Fee, Display Board Fee).
16.Applicant M/s.Muthammal Estate Pvt Ltd., Dated: 15.02.2023 (Payment of Centage Fee, Display Board Fee)

1. The online application has been received for the issuance of concurrence for the residential layout vide under reference 1st cited above. The Directorate of Town and Country Planning processed the proposal and issued Letter directing applicant to handover the land earmarked for road, park, local body and TANGEDCO to the appropriate authority vide reference 2nd cited above. On receiving the gift deed from the applicant, the following order of concurrence for the proposed layout is issued by the Directorate of Town and Country Planning vide reference 3rd cited above.

2. Concurrence is issued along as per layout conditions mentioned below. The concurrence number assigned to the layout is LP / DTCP No. 09 /2023.The approved Layout plan is enclosed herewith for taking further action in the regard. The applicant should submit the original Gift deed of 4th cited above to the concerned local body.

3. After issuing the final approval duly following the procedure, the local body is requested to send a copy of final approval to this office as per the condition No:9 (b) of the layout.

4. Also, the local body is requested to send a copy of layout approved, to the registration department and to the department of survey and land records for appropriate action /

information.

5. The sub-ordinate office is directed to send the letter of acknowledgement towards the receipt of layout drawings along with conditions.

Special Conditions:

1.a) With reference to the 9th cited and 12th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants after collecting the necessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly. b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body.

2. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020, should be applied in appropriate permission for amalgamation of EWS plots.

3. With reference to the 13th cited and 14th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas S.F. No sub-division in favour concern local body. 4. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved 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 requested to follow the protocols as per instruction given by TNRERA.

5. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval.

Head of Account:

0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

6. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

7. LT line is passing through the Site. The applicant should modify the LT line along the proposed road at his/her own cost.

8. The applicant should follow the all conditions issued by Tiruvallur District's Collector NOC vide D.Dis.No.26120 / 2020/ N-1, Dated: 31.05.2022.

SPECIAL CONDITIONS:

As per the directions reference under 9th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide reference under 8th cited above;

a) The local body shall issue the final approval to the applicant(s) directly after collecting usual fees and necessary fees towards the cost of laying improvements to the system in respect of road, water supply, sewage, drainage or electric power supply that may be required as assessed by the authority concerned namely, the local body and TANGEDCO, in the case of corporation and municipalities.

b) The local body shall issue the final approval to the applicant(s) directly after usual; fees and after ensuring the applicant has laid tar road, provided other amenities such as storm water drains, water supply facilities by constructing OHT, etc, provided street lights as per the standards prescribed by the local body in the case of other than corporation/municipalities

9. As per TNCDBR-2019 the following fee and charges are collected as follows:

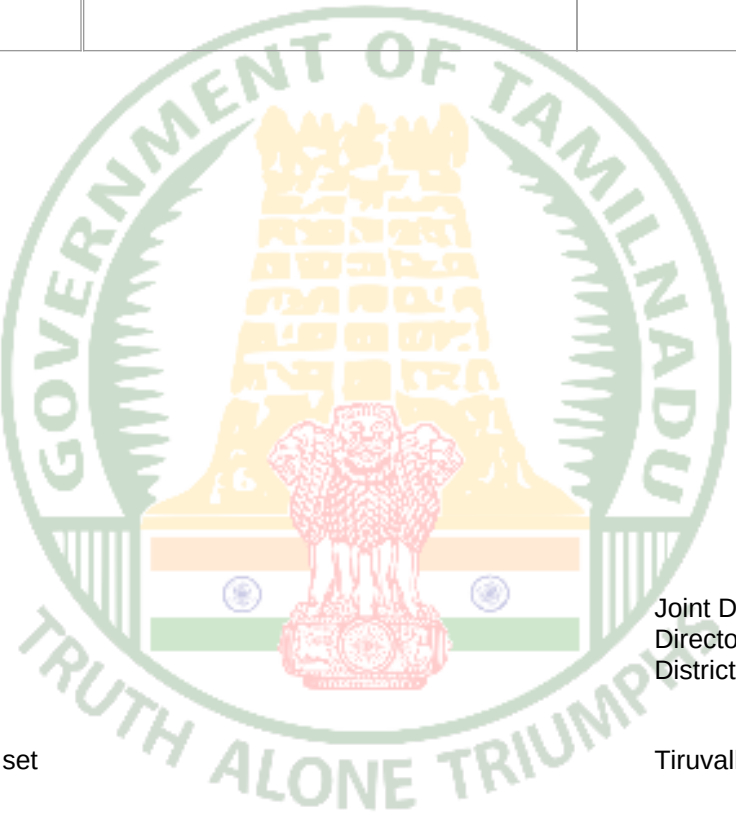
Centage charges : Rs.1,20,900/-

Display board : Rs.1,500/-

Flag day :Rs.25,000/- (Off line)



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	121649	13/10/2022
2	OSR Fee		
3	Centage Charges		
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		



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

Tiruvallur District.

Enclosure

1.Layout original map and Condition – 2 set

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

