

PP

APPROVAL RECORD

Planning Permission

Arani, Ponneri 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. Y0NE71GM/2024/TCP

Date : 12/11/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Executive Officer,
Arani Town Panchayath
Arani, Village,
Ponneri Taluk & Tiruvallur District

Sir/ Madam,

Sub : Revised Residential Layout - Town and Country Planning Office - Tiruvallur District - Ponneri Taluk - Arani Town Panchayat -Arani Village - S.F.Nos.173/3, 181, 182/2, 183, 184/1, 184/2 (184), 185, 189, 198/1, 199 & 200 - Site Extent – 53782.80 sq.m(13.29 Acres)–Revised Layout Plot Pattern Technical Concurrence - Issued - Reg.

Ref : 1. Applicants.Tvl. Haribabu K and Sudhakar V, Online Application No. Y0NE71GM / 2024 / TCP5, Dated: 12.08.2024& 19.09.2024.
2. The Assistant Director, Tiruvallur District Town and Country Planning office, Inspection Report Dated: 13.08.2024.
3. Director of Town and country planning proceedings ROC. No. 18829/2009/LA2, Dated:24.02.2010.
4. Applicants, Tvl. Haribabu K and Sudhakar V, Gift Deed No.7330/2023, Dated:14.11.2023 and Rectification deed No.246/2024, Dated: 22.01.2024.
5. Online Application No. Y0NE71GM / 2024 / TCP5, dated:18.10.2024 (Road pattern issued)
6. Applicant Tvl. Haribabu K and Sudhakar V, Gift Deed No.5995/2024, Dated:24.10.2024.
7. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04-06-2004.
8. G.O.(Ms.)No.18, Municipal Administration &Water Supply department, dated: 04/02/2019
9. G.O.(Ms.)No.16, Municipal Administration &Water Supply department, dated: 31/01/2020.
10. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(3)], dated 23-09-2020.

11. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated 09-12-2020 and G.O.(Ms.)No.141, Housing and Urban Development [UD 4(1)], dated 16-07-2022.
12. Letter No: 19113/UD4(3)/2017-1, Housing and Urban Development department dated: 30-08-2017.
13. Circular ROC No: 13686/2017/LA-1, dated 08-09-2017 of Director of Town and Country Planning.

14. The Directorate of Town and Country Planning Plot Pattern Technical Concurrence Issued Online Application No Y0NE71GM / 2024 / TCP5, Dated: 08.11.2024
15. Demand payment Request Letter, Dated: 11.12.2024 (requiring payment of Centage Fee, Display Board Fee).
16.Applicants, Paid on Dated: 12.11.2024 (Payment of Centage Fee, Display Board Fee)

1. The proposal received in the reference 1st cited for the revised layout of already approved layout of house site is scrutinized. The Assistant Director of Tiruvallur District Town and Country Planning Office has recommended the proposal with a site inspection remarks. In the above site, residential layout was approved L.P / D.T.C.P No.20/2010 by Director of Town and Country Planning vide proceedings in the reference No.3. cited in this connection the approved layout roads, parks and open space were handed over by Applicants to Arani Town Panchayat vide in the reference No.4. As per reference 8th cited rule no.47 the application was processed and letter issued directing applicant to handover the land earmarked as widening of handed over roads, proposed roads and Public purpose in the revised layout to the appropriate authority vide reference 5th cited above. On receiving the gift deed soft copy from the applicant through online, the following order of concurrence for the proposed revised layout is issued

2. Concurrence is issued along as per layout conditions mentioned below. The concurrence number assigned to

the layout is LP/DTCPNo.85/2024.(This layout Revises L.P / D.T.C.P No.20/2010). 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. With reference to the 8th, 9th and 11th cited Government orders, "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. Reasonable period to be prescribed for up

keep/maintenance of the roads and drains by the owners / developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later".

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 11th cited and 12th 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. 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.

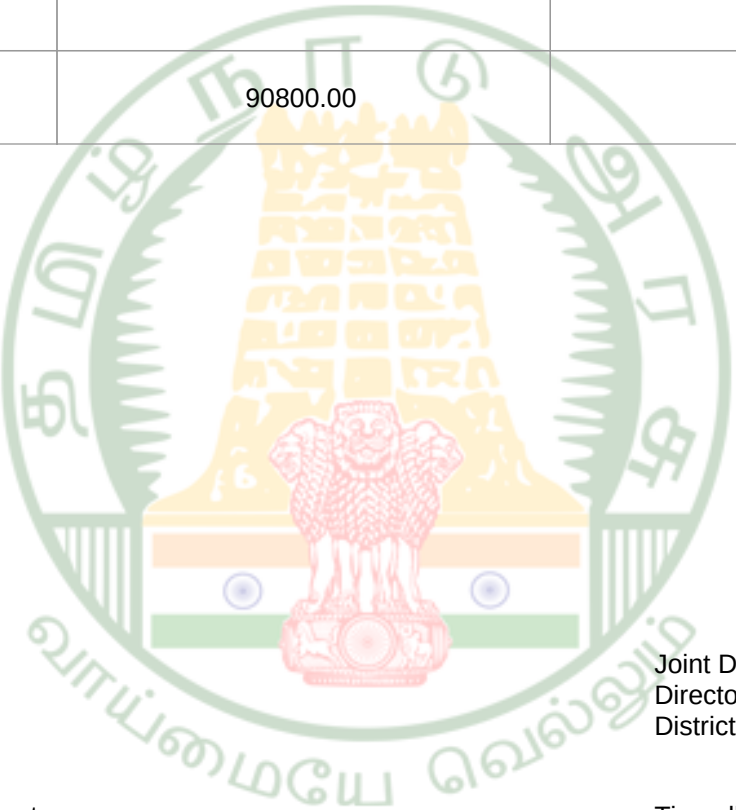
6. With reference to the 7th and 10th cited G.O. the Assistant Director of Tiruvallur Town and Country Planning Office should issue the Planning Permission after collection of the centage charges and other charges.

7. 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.

As per the directions of the DTCP in the Special Conditions impose as in the reference 14th cited the following fee and charges are collected as follows: As per TNCDBR-2019.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	80700	12/08/2024
2	OSR Fee		
3	Centage Charges	68100.00	12/11/2024
4	Development Charges	107566.00	12/11/2024
5	Display Board Charges	1500.00	12/11/2024
6	Satellite town charge		
7	Sub Division Charge	90800.00	12/11/2024



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.

