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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

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

ROC No. 2TOBSN59/2023/TCP Date : 01/09/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President
Sonalur panchayat and village,
Vandalur Taluk,
Chengalpattu District.

Sir/ Madam,

Sub : Residential Layout- District Town and Country Planning office, Mamallapuram Local Planning Authority, Chengalpattu District - Formation to an extent of – 12.232 Acres (49574.00 sq.m) in the Land Bearing S.F.No. 112/10A1, 10A2, 10B1, 10B2, 116/1A1, 1A2, 1B, 2A2, 2A3, 2A4, 2A5, 2A6, 2B, 121/1B, 122/1A1, 1A2, 1B, 2A, 127/1, 2B, 128/1A, 1B, 2, 3, 130/2B, 2C, 132/3B1, 3B2, 3B3, 4A, 4B1, 4B2, 134/2A, 135/2A, 2B, 136/1, 2B2A2, 2B2B, 2B3, 2B4, 3, 140/3, 6A & 140/6B of Sonallur Village and panchayat, Thiruporur Panchayat Union, Vandalur Taluk of Chengalpattu District – Plot Pattern Technical Concurrence given - Planning Permission issued - Forwarded for further action - Reg.

Ref :
1. Application (Reference No. 2TOBSN59) received through Single Window Portal from M/s.Sonali House Site Association and 5 others, Dated:03.02.2023.
2. Directorate of Town and Country Planning Chennai, Technical Approval issued Dated on:24.08.2023.
3. Directorate of Town and Country Planning Chennai, Road pattern issued dated: 26.05.2023.
4. The Assistant Director, Chengalpattu District Town and Country Planning office, Inspection Report Dated: 10.11.2022.
5. Applicant M/s. Sonali House Site Association and others, Gift deed document No.13915/2023, dated.09.08.2023.
6. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
7. G.O. No.18, Department of Municipal Administration and Water supply, Dated: 04.02.2019.
8. G.O.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020.
9. G.O. No.181, Housing and Urban Development Department, Dated: 09.12.2020.
10. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020.
11. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
13. Letter Roc No.320/ 2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
14. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).
15. Demand raised for payment of Centage charges, Display board charges and Development Charges, respectively dated. 29.10.2022 and 29.08.2023
16. Payment of Scrutiny Fees, Centage charges, Display board charges and Development Charges, received from the applicant respectively on 29.10.2022 and 31.08.2023
17. Resolution No.2, of 181th Mamallapuram Local Planning Authority,Dated : 18.07.2023
18. District Forest Officer, Chengalpattu Division, Kancheepuram C.No. D/7103/2020, Dated. 25.08.2021 & 13.10.2022
19. G.O.(2D) No.222, Housing and Urban Development [UD 4(1)] dated.21.10.2020.

ORDER:-

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, forwarded to Director of Town and Country planning Chennai for Technical concurrence. The applicant was

directed to handover
the lands for parks, roads, public purposes meant for local body and TANGEDCO vide reference 3rd cited above. And On receipt of gift deed vide reference 5th cited above. The Technical concurrence is issued vide reference 2nd cited above for Residential Layout at Chengalpattu District - Vandalur Taluk - Thiruporur Panchayat Union, Sonallur Village and panchayat, Land Bearing S.F.No. 112/10A1, 10A2, 10B1, 10B2, 116/1A1, 1A2, 1B, 2A2, 2A3, 2A4, 2A5, 2A6, 2B, 121/1B, 122/1A1, 1A2, 1B, 2A, 127/1, 2B, 128/1A, 1B, 2, 3, 130/2B, 2C, 132/3B1, 3B2, 3B3, 4A, 4B1, 4B2, 134/2A, 135/2A, 2B, 136/1, 2B2A2, 2B2B, 2B3, 2B4, 3, 140/3, 6A &
140/6B - Site extent of 12.232 Acres (49574.0 sq.m) and the number is assigned as LP / DTCP No. 62 / 2023.

On receipt of payment of charges such as Scrutiny Fees, Centage charges, Display board charges and Development 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.190/2023.

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. With reference to the 7 th, 8th and 9th 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 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 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 sold after more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and 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 public purpose areas with survey number sub-division in revenue records of favour of

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. 20% centage charge for flag day fund in the name of “Armed Forced Flag Day Fund” has been paid by the applicant vide reference 16th cited above.

6. With reference to the 6th and 10th cited G.O. the Assistant Director of Chengalpattu Town and Country Planning Office is has been collected the centage charges and other charges before issued the planning permission vide reference 16th cited above.

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 and Country Planning Department is not the right organization to decide this.

8. The all conditions imposed in the District Forest officer letter cited in the reference no.18th strictly followed.
Scrutiny Fee:Rs.74,361/-Payment Receipt 202210295642, Transaction ID 0614210333239, Date.29.10.2022.
Centage Charges: Rs.64,500/- Payment Receipt 202308315642, Transaction ID 5258049506219, Date:31.08.2023.
Display board Charges: Rs.10,000/- Payment Receipt 202308315642, Transaction ID 5258049506219, Date:31.08.2023.
Development Charge:Rs.1,98,320/- Payment Receipt 202308315642, Transaction ID 5258049506219, Date:31.08.2023.
Flag Day fund : Rs.12,900/- Demand Draft no.504516, ICICI Bank, Cenotaph Road, Dated.01.09.2023.

Assistant Director/Member secretary,
Mamallapuram Local planning Authority
District Town and Country Planning Office,
Chengalpattu District.

Enclosures:
Layout plan & Layout Conditions – 2 Nos
Original Gift deed Document No. 13915/2023, dated.09.08.2023.

To:
1.The President
Sonalur panchayat and village,
Vandalur Taluk,
Chengalpattu District.

2. Ms Sonali House Site Association and others,
No.16, Veerapandiya Kattabomman Street,
Chilapakkam, Sonallur,
Vandalur, Chengalpattu – 600064.
Phone no. 9791649972.

3. Tahsildar concerned (TamilNilam).

Vandalur Taluk Office,
Chengalpattu District.

4. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.

5.Sub Registrar,
Thiruporur,
Chengalpattu district,

6. 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	74361	29/10/2022
2	OSR Fee		
3	Centage Charges	64500.00	31/08/2023
4	Development Charges	198320.00	31/08/2023
5	Display Board Charges	10000.00	31/08/2023
6	Satellite town charge		



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

Chengalpattu District.

Enclosure

1.Layout original map and Condition – 2 set

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

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

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

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

Verified RealEstate™

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

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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.