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RE REGULATORY RECORD

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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. WR20ASW1/2024/TCP Date : 11/03/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President
Pudupakkam Panchayat,
Thiruporur Panchayat Union,
Chengalpattu District

Sir/ Madam,

Sub : Residential Layout - Mamallapuram Local Planning Authority, District Town and Country Planning office, Chengalpattu District - Formation to an extent of 10000.00 sq.m in the Land Bearing S.F.No. 125/1, 2, 3; 129/9, 10, 11 and 129/12- of Pudupakkam Panchayat, Pudupakkam Village, Thiruporur Panchayat Union, Vandalur Taluk of Chengalpattu District – Planning Permission issued - Forwarded for further action - Reg.

Ref : 1 Application (Reference No. WR20ASW1) received through Single Window Portal, from M/s. PONRAJ PROPERTIES LLP rep by S RAM MAHARAJ,
Dated.08.02.2024.
2 Road pattern plan approved by the District Town and country planning Office, dated:21.02.2024.
3 Letter Roc. No.19799/2020, dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
4 Gift deed document No.4548/2024, Dated.29.02.2024 Uploaded by the Applicant M/s. PONRAJ PROPERTIES LLP rep by S RAM MAHARAJ,
dated.02.03.2024.
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 Demand raised for payment of Centage charges, Display board charges, Development Charges, OSR charges and Flag day fund respectively dated.
21.02.2024 05.03.2024
14 Payment of Scrutiny Fees, Centage charges, Display board charges, Development Charges, OSR charges and Flag Day Fund received from the
applicant respectively on 08.02.2024, 29.02.2024 and 06.03.2024.
15 Letter Roc No. 4367/2019/TCP2, dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).
16 Resolution No.2, of 181th Mamallapuram Local Planning Authority, dated : 18.07.2023.

ORDER:-
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 3,153.1 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 16th 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 and Flag day fund charges vide reference 14th 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.51/2024.
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, 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 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 : 10000.00 sq.m
No. of Plots provided : 56
No. of Plots required : 56
Gifted over to Local Body :
Layout Road Extent : 3076 sq.m
Public Purpose : 39.80 Sq.m – 0.57%
TANGEDCO Purpose : 37.80 Sq.m – 0.55 %

• Scrutiny Fee: Rs.15,000/- Payment Receipt 2024020822697, Transaction ID 7017988243529, date.08.02.2024.
• Centage Charge: Rs.17,400/- Payment Receipt 2024030622697, Transaction ID 7615901008435, date:

06.03.2024
• Display board Charge: Rs.10,000/- Payment Receipt 2024030622697, Transaction ID 7615901008435, date:06.03.2024
• Development Charge: Rs.40,000/- Payment Receipt 2024030622697, Transaction ID 7615901008435, date:06.03.2024
• Satellite Town Charges: Rs.2,50,000/- Payment Receipt 2024030622697, Transaction ID 7615901008435, date:06.03.2024
• OSR charges: Rs.29,10,343/- Payment Receipt 2024022922697, Transaction ID 9430836501325, date:29.02.2024.
• Flag Day Fund Rs.3,500/- Demand Draft no.582653, Chennai KK Nagar, City Union Bank, dated:11.03.2024.

Enclosures:
1.Layout plan & Layout Conditions – 2 Nos
2.Original Gift Deed Document no.4548/2024,
dated.29.02.2024.

Copy to :-
1. M/s.PONRAJ PROPERTIES LLP rep by S RAM MAHARAJ,
No.78/2 (138/2) LB ROAD, Thiruvanmiyur,
Velachery, Chennai -600041.
Ph.No: 7358575858.
Email. rm@stoneandacres.com.

2. Tahsildar Concerned (Tamilnilam).
Vandalur 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,
Guduvanchery
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	15000	08/02/2024
2	OSR Fee	2910343	29/02/2024
3	Centage Charges	17400.00	06/03/2024
4	Development Charges	40000.00	06/03/2024
5	Display Board Charges		
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

Signature valid

Signed by: Assistant Director
Location:Chengalpattu
Date:2024.03.11 13:34:41

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.