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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

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

ROC No. 91DWL9X8/2023/T2 / 2022 / TCP Date : 04/04/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Commissioner,
Tiruvallur Muncipality
Tiruvallur District

Sir/ Madam,

Sub : Residential Layout - Office of the Tiruvallur District Town and Country planning – Tiruvallur District, Tiruvallur Taluk, Tiruvallur Municipality, Pungathur Village, SF.No. 552/3pt, Ward-B, Block-13, T.S.No.9/2 – Site Extent – 4300 Sq.M (1.062 Acres) – Plot Pattern Concurrence issued - forwarded for further action - Reg.

Ref :
1. The Applicant Mr.S.ANAND & Mr.S.VENKATESH, Layout Proposal received through online vide reference 91DWL9X8 / 2023 / TCP5, dated:- 19.11.2022
2. The Assistant Director (i/c) Inspection Report of Online Application No. 91DWL9X8 / 2023, Dated:30.11.2022
3. Road pattern issued on 01.03.2023 vide Application No. 91DWL9X8 / 2023 / TCP5.
4. Applicant Mr.S.ANAND & Mr.S.VENKATESH, Gift Deed No. 3103/2023, Dated: 04.03.2023.
5. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04-06-2004.
6. G.O.(Ms.)No.18, Municipal Administration & Water Supply department, dated: 04/02/2019
7. G.O.(Ms.)No.16, Municipal Administration & Water Supply department, dated: 31/01/2020.
8. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(3)], dated 23-09-2020.
9. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated 09-12-2020.
10. Letter No: 19113/UD4(3)/2017-1, Housing and Urban Development department dated: 30-08-2017.
11. Circular ROC No: 13686/2017/LA-1, dated 08-09-2017 of Director of Town and Country Planning
12. The Directorate of Town and Country Planning Plot Pattern Technical Concurrence Issued Online Application No.91DWL9X8 / 2023 / TCP5, Dated: 09.03.2023
13.Demand payment Request Letter, Dated:10.03.2023 (requiring payment of Centage Fee, Display Board Fee).
14.Applicant Mr.S.ANAND & Mr.S.VENKATESH., Dated: 30.03.2023 (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. In continuation, the above proposal was submitted Head office vide in the reference 2nd cited. 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 3rd 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 12th cited above.
2. Concurrence is issued along as per layout conditions mentioned below. The concurrence number assigned to the layout is LP / DTCP No. 21 /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.In plot number 23 & 24 rear setback should be provided 3.0 metre

2.a) With reference to the 6th, 7th and 10th 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.

3. With reference to the 10th cited and 11th cited letter, the concern local body must issue the final approval After transfer of earmarked road and Public purpose area 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. As per TNCDBR-2019 the following fee and charges are collected as follows:

OSR Charges : Rs.1,35,000/- (Off line)

Centage charges : Rs.7,200/-

Display board : Rs.1,500/-

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	6450	24/11/2022
2	OSR Fee		
3	Centage Charges	7200.00	13/03/2023
4	Development Charges		
5	Display Board Charges	1500.00	13/03/2023
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

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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