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Town and Country Planning Department(Planning Permission)

NH-179A District collector office E block,4th-Floor Tirupatur district-635 601

ROC No. T70XJK8I/ 2024 / THP/2025/TCP Date : 30/04/2025

From:

Joint Director / Deputy Director / Assistant Director

NH-179A District collector office E block,4th-Floor Tirupatur district-635 601

To :

The President
Elagiri Hills Panchayat / Athanavoor village,
Tirupathur Taluk,
Tirupathur District-635 853.

Sir/ Madam,

Sub : Residential Layout -Office of the District Town and Country Planning office - Tirupathur District, Tirupathur Taluk, Jolarpet Panchayat union / Elagiri Hills panchayat , Athanavoor Village,- S.F.No. 215/1A, Extent -7300.00 Sq.m (or) 0.73.00 Hectare –Technical Clearance/Concurrence/Planning permission issued- Forwarded for further action - Reg.

Ref :
1. Application (Reference No: T7OXJK8I/ 2024 / THP received through Single Window Portal from M/S. Rajarathnam Construction Pvt Ltd, Chennai, Dated: 07.11.2025.
2. Road pattern plan approved by the District Town and Country Planning Office, Tirupathur, Dated:08.4.2025
3. G.O(Ms)No.49, Housing and Urban Development Department,Dated:24.03.2003 (HACA GO)
4. Joint Director of Agriculture , Tirupathur , L.Disk .B2/6339/2024, Dated:10.12.2024.
5. Assistant director of Geology & Mining department , Tirupathur , L.Dis No. 70/2024 , Dated :22.11.2024.
6. Revenue Divisional officer , Tirupathur letter Roc No. A5/2209/2024, Dated 11.12.2024
7. Principal chief conservator of Forests, Chennai K.Dis No. TS2/297/2025,Dated :31.01.2025.
8. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
9. Gift deed document No.1332/2025, Dated:11.04.2025. Uploaded by the Applicant M/S. Rajarathnam Construction Pvt Ltd, Chennai,Dated:17.04.2025
10. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004
11. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
12. 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 and G.O. No.181, Housing and Urban Development Department, Dated: 09.12.2020.
13. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020
14. G.O. No.141, Housing and Urban Development Department, Dated: 16.07.2022
15. Government Letter No.19113 / 4 (3) / 2017-1, Housing and Urban

Development Department Dated: 30.08.2017.

16. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
17. Letter Roc No.320/ 2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
18. G.O. No.53, Housing and Urban Development Department, Dated: 28.02.2024
19. Demand raised for payment of Scrutiny Fees and Centage charges, Display Board Fees respectively Dated:22.04.2025
20. Payment of Scrutiny Fees, & OSR Fees, Centage charges and Display Board Fees, Sub division charges, Development charge ,& Armed force Flag Day fund received from the applicant respectively on 07.11.2025 ,17.04.2025 , 23.04.2025 & 17.04.2025
21. Letter Roc No.4367/2019/TCP2, Dated:14.08.2021of Director of Town and Country Planning, Chennai (Circular).

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ORDER:

The application seeking technical clearance/concurrence/Planning Permission for the proposed formation of Residential layout to an extent of 7300.00 Sq.m (or) 0.73.00 Hectare in the land bearing S.F No. 215/1A, at Athanavoor Village / Elagiri Hills panchayat of Jolarpet Panchayat union, Tirupathur Taluk, Tirupathur District, 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 earmarked for roads, and public purposes meant for local body and TANGEDCO vide reference 2nd cited above.

On receipt of gift deeds vide reference 9th cited above, and on receipt of payment of charges such as Centage charges and Display Board fees, Sub division charge, Development Charges received vide reference 20th cited above, the technical clearance/ concurrence/Planning Permission is issued to the mentioned layout subject to the following conditions:

1. The Technical Clearance/Concurrence/Planning Permission is issued to the above-mentioned layout and the number is assigned as SWP/DTCP/TIRUPATHUR/LAYOUT No.27/2025
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 Tahsildhar concerned with a direction to the applicant to pay the requisite charges for making mutation in the TamilNilam/Collabland website.
6. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

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. 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 as envisaged under the directions issued by the Government Order vide references 12th, 13th and 14th cited above.

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 favour 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.If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000 /- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 11th cited above. The payment of charges shall be made under the following head of account.
Head of Account:
0217 Urban Development -
60 other Urban Development Schemes -
800 other Receipts -
AS Receipts under Land Use Conversion Charges-
227 Non Taxation fees -
09 Collections
(IFHRMS CODE: 0217-60-800-AS 22709)
6. The existing trees within the site meant for proposed layout shall be cut if required only after obtaining the permission from the appropriate authority.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 7300.00 Sq.m (or) 0.73.00 Hectare
No. of Plots : 37Nos.
Gifted over to Local Body
Layout Road : 1930.17 Sq.m
Public Purpose : 29.30 Sq.m - 0.54 %
TANGEDCO Purpose : 30.00 Sq.m - 0.55 %

Copy to
1.M/s. Rajarathnam Construction pvt ltd
No.20, Anderson Road,
Ayanavaram
Chennai – 600 023.

2. The Tahsildar (TamilNilam).
Tirupathur
Tirupathur District-635 751.

3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.
Email id:contact.tnrera@tn.gov.in

4. The Assistant Director,

Department of Survey and Land Records,
Collectorate Office,
Tirupathur District-635 601.

5. Sub Registrar,
Jolarpet Register Office,
Tirupathur District – 635 851.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	11040	07/11/2024
2	OSR Fee	2367392	17/04/2025
3	Centage Charges	12600.00	23/04/2025
4	Development Charges	14600.00	23/04/2025
5	Display Board Charges	10000.00	23/04/2025
6	Satellite town charge		
7	Sub Division Charge	16800.00	23/04/2025

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

Enclosure

1.Layout original map and Condition – 2 set

Validity unknownSignature valid

Signed by: Assistant Director
Location:Tirupathur
Date:2025.04.30 11:54:51



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

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Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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OMR Thoraipakkam,
Chennai, India

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