

Town and Country Planning Department(Planning Permission)

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



ROC No. 5MNPTX79/2024/TCP

Date : 24/12/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

1.The President,
Veerapuram Panchayat,
KattankulathurPanchayat Union,
Chengalpattu Taluk,
Chengalpattu District.

Sir/ Madam,

2. The President,
Thenmelpakkam Panchayat,
Kattankulathur Panchayat Union,
Chengalpattu Taluk,
Chengalpattu District.

Sub : District Town and Country Planning office Chengalpattu District- Industrial Sub - Division Layout- Industrial Subdivision Layout in Plot No.TP3 is now sub divided into TP3/1, TP3/2, TP3/3, TP3/4 & TP3/5 (Temple Survey No.159 Excluded) to an extent of 90.207Acresin the Already Approved Layout No.L.P/D.T.C.P.01/2017 (Revised of L.P./D.T.C.P.13/2014) at Thenmelpakkam &Veerapuram Panchayat and Village, Kattankulathur Panchayat Union, Chengalpattu Taluk, Chengalpattu District - Technical Approval issued - Forwarded for further action - Reg.

Ref : 1. Application (Reference No.5MNPTX79) received through Single Window Portal from M/s. Mahindra World City Developers Ltd., (formerly Mahindra Industrial Park Ltd)Dated:20.09.2024.
2. Director of Town and Country planning, Chennai Technical concurrence issued on dated: 18.12.2024
3. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
4. 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, 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.
8. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020
9. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10. Letter No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
11. Letter Roc No.320/2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
12. G.O. No.53, Housing and Urban Development Department[UD4(1)], Dated: 28.02.2024
13. Tamil Nadu Government Gazette No.28] Part – II, Section 2 Dt: 10.07.2024
14. Demand raised for payment of Centage, display board charges, Sub-division Charges and Development Charges respectively dated 18.12.2024
15. Payment of Centage, display board charges, Sub-division Charges and Development Charges and Flag day fund Charges received from the applicant respectively on 23.12.2024& Scrutiny Fee charges Dt : 20.09.2024

ORDER:-

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

vide reference 2nd cited above for Industrial Subdivision in Plot No.TP3 is now sub divided into TP3/1, TP3/2, TP3/3, TP3/4 & TP3/5 (Temple Survey No.159 Excluded) to an extent of 90.207Acres in the Already Approved Layout No.L.P/D.T.C.P.01/2017 (Revised of L.P./D.T.C.P.13/2014) at Thenmelpakkam & Veerapuram Panchayat and Village, Kattankulathur Panchayat Union, Chengalpattu Taluk Chengalpattu District and the number is assigned as SWP/DTCP/Chennai – (Sub-Division) No.95/2024.

The receipt of payment of charges such as Scrutiny charges, Centage charges, Display board charges, Sub-division charges, Flag

day Fund Charges and Development Charges vide reference 15th cited above, the technical Approval is issued to the mentioned layout subject to the following conditions:

1. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.
2. 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.
3. 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.
4. 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.

SPECIAL CONDITIONS:

1. All the conditions mentioned in L.P/D.T.C.P. No: 13/2014 are applicable for this subdivision of plot.
2. The construction in this proposed site should be at a distance of 15m from the water body.
3. Plot No. TP3/4- should be maintained as Access road for Temple land S.F.No.159.
4. 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.
5. 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.

6. 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.

7. 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 fees/charges collected from the applicant are as follows:

1. Scrutiny Fee -Rs.5,47,510/- Payment Receipt No.2024092030362
Transaction ID :3269789513456 Dt: 20.09.2024

2. Display Charges – Rs.10,000/- Payment Receipt No.2024122330362
Transaction ID :4089800962337 Dt: 23.12.2024

3. Centage Fee – Rs.3,000/- Payment Receipt No.2024122330362
Transaction ID :4089800962337 Dt: 23.12.2024

4. Sub-division Fee – Rs.4,000/- Payment Receipt No.2024122330362
Transaction ID :4089800962337 Dt: 23.12.2024

5. Development Charges – Rs.14,60,220/- Payment Receipt No.2024122330362
Transaction ID :4089800962337 Dt: 23.12.2024

6. Flag Day Fund Charges – Rs.1,000/- Axis Bank
DD No : 026852 Dt: 18.12.2024

Assistant Director
District Town and Country Planning Office,
Chengalpattu District.

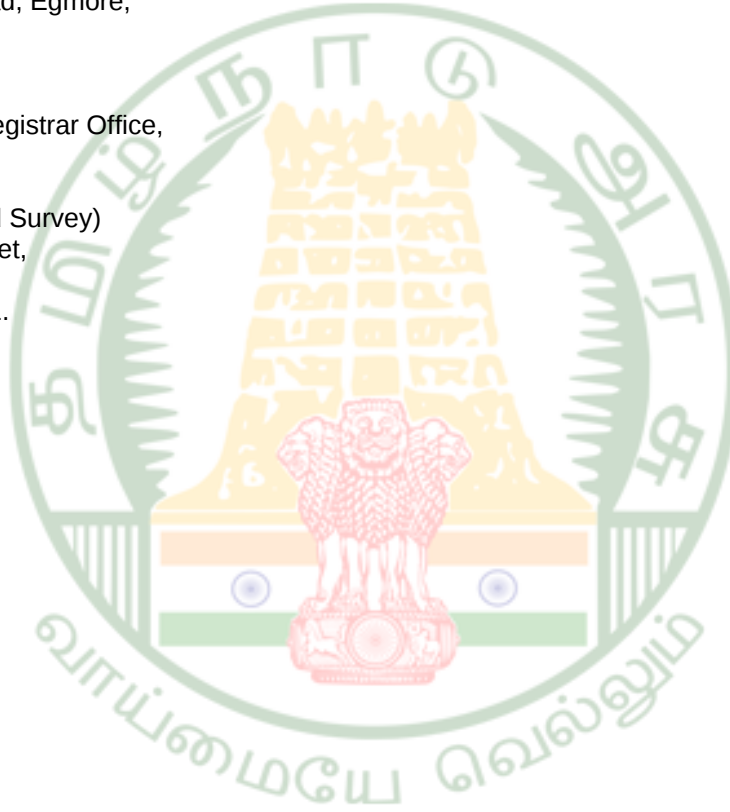
To:

1. The President,
Veerapuram Panchayat,
Kattankulathur Panchayat Union,
Chengalpattu Taluk,
Chengalpattu District.

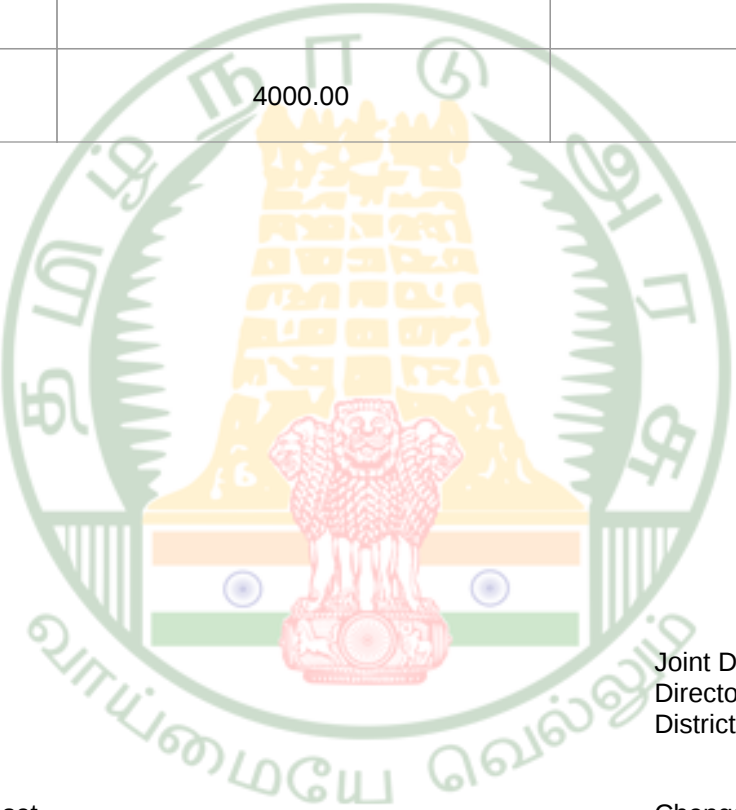
2. The President,
Thenmelpakkam Panchayat,
Kattankulathur Panchayat Union,
Chengalpattu Taluk,
Chengalpattu District.

Copy to :-

1. M/s. Mahindra World City Developers Ltd
Administrative Block,
Central Avenue,
Mahindra World City,
Chengalpattu- 603004
Ph : 9840965595
2. Tahsildar concerned (TamilNilam).
Chengalpattu 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,
Chengalpattu Joint-II Registrar Office,
Chengalpattu District.
5. Assistant Director (Land Survey)
No.67, Varadharav Street,
NGGO Nagar,
Chengalpattu – 603 001.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	547510	20/09/2024
2	OSR Fee		
3	Centage Charges	3000.00	23/12/2024
4	Development Charges	1460220.00	23/12/2024
5	Display Board Charges	10000.00	23/12/2024
6	Satellite town charge		
7	Sub Division Charge	4000.00	23/12/2024



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

Chengalpattu District.

Enclosure

1.Layout original map and Condition – 2 set