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Town and Country Planning Department(Planning Permission)

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

ROC No. KJ0TYFX6/2023/TCP5/2024/TCP

Date : 11/03/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

Executive Officer,
Kannagapattu Village
Thiruporur Town Panchayat,
Thiruporur Taluk,
Chengalpattu District.

Sir/ Madam,

Sub : Residential Layout- District Town and Country Planning office, Mamallapuram Local Planning Authority, Chengalpattu District - Thiruporur Taluk, Thiruporur Town Panchayat, Kannagapattu Village, S.F.Nos.92/1, 92/2, 96/4, 97/1, 97/2, 97/3, 98/1B, 98/3, 98/4 & 112/1, Extent: 2.08 Acres (8450.00sq.m) and owners use no.II,III & IV (SF.No.91/17; 92/3A; 94/1A1A1A, 94/2D, 3C ; 96/3A, 5A; 111/1A, 2A, 3A; 116/1B & 264/5C, Extent: 2.95 Acres (11948 sq.m), in the approved layout L.P/D.T.C.P No. 20/2015 - Total Site Extent – 5.03 Acres (20398.00 sq.m) – Layout Plot Pattern Technical Concurrence given - Planning Permission issued - Forwarded for further action - Reg.

Ref :

1. Applicant M/s. Balaji Real Estate Ventures Pvt Ltd., M/s. Bhagyasree Realtors Pvt Ltd., M/s. Gowri Realtors Pvt ltd, Online Application No. KJ0TYFX6/2023/TCP5, Dated:10.07.2023.
2. Directorate of Town and Country Planning Chennai, Technical Approval issued Dated on:16.02.2024.
3. The Assistant Director, Chengalpattu District Town and Country Planning office, Inspection Report Dated: 14.07.2023.
4. Online Application No. KJ0TYFX6 / 2023 / TCP5, dated:29.12.2023 (Road pattern issued)
5. Applicant M/s. Balaji Real Estate Ventures Pvt Ltd., M/s. Bhagyasree Realtors Pvt Ltd., M/s. Gowri Realtors Pvt ltd., Gift Deed No.1450/2024, Dated:25.01.2024.
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, Development Charges, Satellite Town Fees and Flag Day Fund respectively dated. 01.03.2024.
16. Payment of Scrutiny Fees, Centage charges, Display board charges, Flag Day Fund, Satellite Town Fees and Development Charges, received from the applicant respectively on 10.07.2023 and 06.03.2024.
17. Resolution No.2, of 181th Mamallapuram Local Planning Authority,Dated : 18.07.2023.

18. Director of Town and country planning proceedings ROC. No. 3909/2014/LA2, Dated:27.07.2015 (L.P / D.T.C.P No.20/2015).

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 - Thiruporur Taluk, Thiruporur Town Panchayat, Kannagapattu Village, S.F.Nos.92/1, 92/2, 96/4, 97/1, 97/2, 97/3, 98/1B, 98/3, 98/4 & 112/1, Extent: 2.08 Acres (8450.00sq.m) and owners use no.II,III & IV (SF.No.91/17; 92/3A; 94/1A1A1A, 94/2D, 3C ; 96/3A, 5A; 111/1A, 2A, 3A; 116/1B & 264/5C, Extent: 2.95 Acres (11948 sq.m), in the approved layout L.P/D.T.C.P No. 20/2015 - Total Site Extent – 5.03 Acres (20398.00 sq.m) and the number is assigned as LP / DTCP No.05/ 2024.

On receipt of payment of charges such as Scrutiny Fees, Centage charges, Display board charges, Development Charges, Satellite Town fees and Flag day fund 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-5) No.52/2024.
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. 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. 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.
3. 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.
4. 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.
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 and Country Planning
Department is not the right organization to decide this.

Scrutiny Fee:Rs.30,583/-Payment Receipt 2023071013465, Transaction ID 7480806594435, Date.10.07.2023.
Centage Charges: Rs.28,500/- Payment Receipt 2024030613465, Transaction ID 6995037294029, Date:06.03.2024.
Display board Charges: Rs.10,000/- Payment Receipt 2024030613465, Transaction ID 6995037294029, Date:06.03.2024.
Development Charge:Rs.81,600/- Payment Receipt 2024030613465, Transaction ID 6995037294029, Date:06.03.2024.
Satellite Town Fees :Rs.5,10,000/- Payment Receipt 2024030613465, Transaction ID 6995037294029, Date:06.03.2024.
Flag Day fund : Rs.6,000/- Demand Draft no.790533, Indian Bank, Sholinganallur branch, Dated:04.03.2024.

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.1450/2024, dated.25.01.2024

Copy:-
1. M/s. M/s. Balaji Real Estate Ventures Pvt Ltd.,
M/s. Bhagyasree Realtors Pvt Ltd.,
M/s. Gowri Realtors Pvt ltd,
No 7, Rajiv Gandhi Salai(OMR),
Sholinganallur, Chennai,600119
Phone no. 9940647176.
Email- sinararealty@gmail.com
2. Tahsildar concerned (TamilNilam).
Thiruporur 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,
Thiruporur,
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	30583	10/07/2023
2	OSR Fee		
3	Centage Charges	28500.00	06/03/2024
4	Development Charges	81600.00	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

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.

Property Development & Approvals

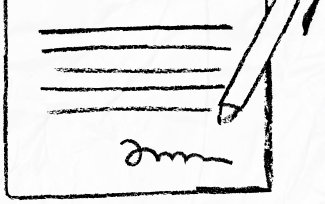
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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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

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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