Town and Country Planning Department(Planning Permission)

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

ROC No. 6UXMIFAX/2024/TCP Date : 01/04/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Venkatapuram Panchayat,
Kattankulathur Panchayat Union,
ChengalpattuTaluk,
Chengalpattu District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning office Chengalpattu District - Chengalpattu District, ChengalpattuTaluk,KattankolathurPanchayatUnion,VenkatapuramPanchayat, Sasthirambakkam Village, S.F.Nos.20/1G, 20/1H and Kongadu Village, S.F.Nos.40/3, 40/4, 40/5, 48/1B, 48/1C1, 48/1C2, 48/1C3, 48/1C4, 48/1C5, 48/1C6,48/1C7A,48/1C7B,48/1C8B,48/1C9B,SiteExtent–14.595Acres (59063.86sq.m)–Technical Approval issued - Forwarded for further action - Reg.

Ref :
1. Application (Reference No.6UXMIFAX) received through Single Window Portal from M/s. VGN Infrastructure Pvt. Ltd., and M/s. VGN Enterprises Pvt. Ltd.,Dated:11.08.2023.
2. Directorate of Town and Country Planning Chennai, Technical Concurrence issued Dated on:21.03.2024.
3. Directorate of Town and Country Planning Chennai, Road pattern issued dated: 05.02.2024.
4. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
5. Gift deed document No.2641/2024 dated: 01.03.2024 Uploaded by the Applicant Dt: 15.03.2024
6. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004
7. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. 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.
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).
15. Demand raised for payment of Centage and display board charges respectively dated on 22.03.2024
16. Payment of Centage and Display board charges received from the applicant respectively on Dt : 25.03.2024
17. Joint Director, Agriculture Department, Chengalpattu NOC Letter No.E2/7141/2023 Dated : 08.09.2023

ORDER:-

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. 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, ChengalpattuTaluk,KattankolathurPanchayatUnion,VenkatapuramPanchayat, Sasthirambakkam Village, S.F.Nos.20/1G, 20/1H and Kongadu Village, S.F.Nos.40/3, 40/4, 40/5, 48/1B, 48/1C1, 48/1C2, 48/1C3, 48/1C4, 48/1C5, 48/1C6,48/1C7A,48/1C7B,48/1C8B,48/1C9B,SiteExtent–14.595Acres (59063.86sq.m)and the number is assigned as L.P / DTCP No.19/2024.

The receipt of payment of charges such as Centage charges and Display board charges vide reference 16th cited above, the technical Approval is issued to the mentioned layout subject to the following conditions:
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/Order sissued 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. 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 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 7th 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. EWS Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020, should be applied in appropriate permission for amalgamation of EWS plots.

7. With reference to the 8th 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.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 14.595 Acres (or) 59063.86Sq.m
No. of Plots :311
EWS Plots :183-210, 212-217, 220-231, 251-257, 265-272, 281-287
EWS Extent :4300.00Sq.m. (10.60%)

Gifted over to Local Body :
Layout Road & Splay Extent : 18515.30Sq.m.
Public Purpose : 204.30Sq.m - 0.50%
TANGEDCO Purpose : 206.80Sq.m - 0.51 %

PARK
Park – 1 : 510.00 Sq.m.
Park – 2 : 2631.00Sq.m.
Park – 3 : 949.00Sq.m.
TOTAL : 4090.00 Sq.m. (10.08%)

Green Area : 743.90Sq.m.
(1 – 6)

SHOP

Shop – 1 : 180.00 Sq.m.
Shop – 2 : 68.00Sq.m.
TOTAL : 248.00 Sq.m.

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

1. Scrutiny Fee -Rs.93,075/- Payment Receipt No.2023081114468
Transaction ID :8089264249930 Dt: 11.08.2023

2. Display Charges – Rs.10,000/- Payment Receipt No.2024032514468
Transaction ID :1165361672529 Dt: 25.03.2024

3. Centage Fee – Rs.94,800/- Payment Receipt No.2024032514468
Transaction ID :1165361672529 Dt: 25.03.2024

4. Flag Day Fund Fee – Rs. 19,000/- DD No.140156
Union Bank of India Dated :25.03.2024

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

To:
The President,
Venkatapuram Panchayat,
Kattankulathu rPanchayat Union,
Chengalpattu Taluk,
Chengalpattu District.

1. M/S. VGN INFRASTRUCTURE PVT LTD.,&
M/S. VGN ENTERPRISES PVT.LTD.,
No.333, Poonamallee High Road,
Amaindakarai,
Chennai – 600 099.
Ph : 9840303414.

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 IIRegistrar 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	93075	11/08/2023
2	OSR Fee		
3	Centage Charges	94800.00	25/03/2024
4	Development Charges		
5	Display Board Charges	10000.00	25/03/2024
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 Not Verified

Signed by: Assistant Director
Location:Chengalpattu
Date:2024.04.01 13:55:35