Town and Country Planning Department(Planning Permission)

No.33/I 95, kotrampalayam Street,
Old Employment Office

ROC No. 8Z5VCGX3/2024 /2024/TCP

Date : 23/12/2024

From:

Joint Director / Deputy Director / Assistant Director

No.33/I 95, kotrampalayam Street,
Old Employment Office

To :

The Executive Officer,
Sriperumbudur village/Town Panchayat,
Sriperumbudur Taluk,
Kancheepuram District.

Sir/ Madam,

Sub : Industrial Layout - District Town and Country Planning office Kancheepuram District - Kancheepuram District, Sriperumbudur Taluk, Sriperumbudur Town Panchayat, Sriperumbudur A village, S.F.Nos. 425/2A, 430/1A & 3, 431/1A, 432/3 & 4, 434/1, 434/2A, 435/1, 435/2A, 436/1A1, 436/1A2, 437/1A– Site Extent – 6.90 Acres (27943.00 sq.m) as per Patta–Layout plot pattern Technical concurrence received – Technical Approval issued – Forwarded for further action - Regarding

Ref :
1. Director of Town and Country Planning, Chennai, Technical Concurrence issued for the online application No. 8Z5VCGX3 / 2024 / TCP5, Dated: 16.12.2024
2. Applicant: M/s.The Chennai Makers Co and Two Others Online Application No. 8Z5VCGX3 / 2024 / TCP5, Dated: 04.10.2024, 14.11.2024 & 12.12.2024
3. The Assistant Director, Kancheepuram District Town and Country Planning office, Inspection Report Dated:09.10.2024.
4. Online Application No. 8Z5VCGX3 / 2024 / TCP5, dated:05.12.2024 (Road pattern issued)
5. Applicant M/s.The Chenai Makers Co and Two Others , Gift Deed No.14260/2024, Dated: 11.12.2024.
6. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04-06-2004
7. G.O.(Ms.)No.79, Housing and Urban Development department dated: 04-05-2017
8. G.O.(Ms.)No.18, Municipal Administration &Water Supply department, dated: 04/02/2019
9. G.O.(Ms.)No.16, Municipal Administration &Water Supply department, dated: 31/01/2020.
10. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(3)], dated 23-09-2020
11. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated 09-12-2020 and G.O.(Ms.)No.141, Housing and Urban Development [UD 4(1)], dated 16-07-2022
12. Letter No: 19113/UD4(3)/2017-1, Housing and Urban Development department dated: 30-08-2017
13. Circular ROC No: 13686/2017/LA-1, dated 08-09-2017 of Director of Town and Country Planning.
14. District Collector, Kancheepuram, Wetland NOC letter no.D.Dis. 1329/2024/B2 Dated:12.08.2024 & D.Dis.no.9201/2018/B2, Dated:27.08.2020..
15. Demand payment Request Letter through online, Dated:17.12.2024
16. M/s.The Chennai Makers Co and Two Others, Letter Dated: 18.12.2024 (Demand payment paid)

ORDER:-

The online application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, this proposal has been forwarded to The Director of Town and Country Planning, Chennai to get Technical Concurrence. After the perusal of the Director of Town and Country Planning, Chennai the applicant was directed to handover the portion of land earmarked for roads, public

purposes meant for local body and TANGEDCO vide reference 4th cited above.
1. On receipt of gift deeds soft copy vide reference 5th cited above, Technical Concurrence was issued for the Layout in Kancheepuram
District, Sriperumbudur Taluk, Sriperumbudur Town Panchayat, Sriperumbudur A village, S.F.Nos. 425/2A, 430/1A & 3, 431/1A, 432/3 & 4,
434/1, 434/2A, 435/1, 435/2A, 436/1A1, 436/1A2, 437/1A– Site Extent – 6.90 Acres (27943.00 sq.m) as per Patta and numbered as LP/DTCP No.
94/2024 by the Director of Town and Country Planning, Chennai as per the letter 1st cited, under section 47 (A) of Town and Country Planning
Act 1971. After obtaining the Technical Concurrence from The Director of Town and Country Planning, necessary fees are demanded to the
applicant vide reference 16th cited as per GO'S and circular cited in reference 6 to 13 and on receipt of payment of charges such as Centage,
Scrutiny fees, Display board Deposit, Armed Forces Flag Day Fund etc vide reference 18th cited above, the Proposal has been forwarded to the
local body for further action subject to the following conditions:
2. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective
Acts. The approved Layout plan is enclosed herewith for taking further action in the regard. The applicant should submit the original Gift deed
of 5th 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.
4. Also, the local body is requested to send a copy of approved layout, 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.
6. 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-27"
Non Taxation fees - 09 Collections
(DPC: 0217-60-800-AS 22709)".

SPECIAL CONDITIONS:
1. With reference to the 8th, 9th and 11th 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 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".
2. (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.
3. With reference to the 12th cited and 13th cited letter, the concern local body must issue the final approval After transfer of earmarked
road, park, Public purpose of local body areas S.F. No sub-division in favor 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 local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective
acts.

6. The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued
shall be forwarded to this office for record.

The acknowledgement of the receipt of this proceedings and drawing shall be forwarded to this office through mail.

7. The Directorate of Town and Country Planning 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 is not the right organization to decide this.

8. The fees/charges collected from the applicant are as follows:
Scrutiny Fees : Rs.41,945 /- Date – 04.10.2024
Centage Charge : Rs.10,500/- Date – 18.12.2024
Display board Charge : Rs.10,000/- Date – 18.12.2024
Subdivision Charges : Rs.14,000/- Date – 18.12.2024
Development Charges : Rs.2,09,575/- Date – 18.12.2024
Armed Forces Flag Day Fund : Rs.5,000/- Date – 19.12.2024

Encl:
Plot pattern map

Assistant Director/Deputy Director (i/c),
District Town and Country Planning Office,
Kancheepuram District.

To:
The Executive Officer,
Sriperumbudur village/Town Panchayat,
Sriperumbudur Taluk,
Kancheepuram District.

Copy to:-
1. M/S. The Chennai Makers Co and Two others,
No.38/40 Ground Floor ,
North Boag Road, T.Nagar,
Chennai-600 017.
Mob No. 80561 04706
E-mail: urbansquareplanners@gmail.com

2. Tahsildar concerned (TamilNilam).
Kancheepuram Taluk Office,
Kancheepuram 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,

Sriperumbudur Sub-Register Office,
Kancheepuram District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	41945	04/10/2024
2	OSR Fee		
3	Centage Charges	10500.00	18/12/2024
4	Development Charges	209575.00	18/12/2024
5	Display Board Charges	10000.00	18/12/2024
6	Satellite town charge		
7	Sub Division Charge	14000.00	18/12/2024

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

Enclosure

1.Layout original map and Condition – 2 set

Validity unknownSignature valid

Signed by: Deputy Director
Location:Kancheepuram
Date:2024.12.23 10:36:23

DIRECTORATE OF TOWN AND COUNTRY PLANNING

Online Layout Application - Plot Pattern Technical Concurrence

SWP Application Number: 8Z5VCGX3 / 2024 / TCP5

Sub: Residential Layout -Industrial Layout - DTCP - Kancheepuram District, Sriperumbudur Taluk, Sriperumbudur Town Panchayat, Sriperumbudur A village, S.F.Nos. 425/2A, 430/1A & 3, 431/1A, 432/3 & 4, 434/1, 434/2A, 435/1, 435/2A, 436/1A1, 436/1A2, 437/1A– Site Extent – 6.90 Acres (27943.00 sq.m) As per Patta– Layout Plot Pattern Technical Concurrence - Issued - Reg.

Ref:

1. M/S. THE CHENNAI MAKERS CO AND TWO OTHERS, Online Application No. 8Z5VCGX3 / 2024 / TCP5, Dated: 04.10.2024, 14.11.2024 & 12.12.2024.
2. The Assistant Director, Kancheepuram District Town and Country Planning Office Inspection Report Dated:09.10.2024.
3. Online Application No. 8Z5VCGX3 / 2024 / TCP5, dated:05.12.2024 (Road pattern issued)
4. Applicant M/S. THE CHENNAI MAKERS CO AND TWO OTHERS, Gift Deed No.14260/2024, Dated:11.12.2024
5. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04-06-2004.
6. G.O.(Ms.)No.79, Housing and Urban Development department dated: 04-05-2017.
7. G.O.(Ms.)No.18, Municipal Administration &Water Supply department, dated: 04/02/2019
8. G.O.(Ms.)No.16, Municipal Administration &Water Supply department, dated: 31/01/2020.
9. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(3)], dated 23-09-2020.
10. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated 09-12-2020 and G.O.(Ms.)No.141, Housing and Urban

Development [UD 4(1)], dated 16-07-2022.

11. Letter No: 19113/UD4 (3)/2017-1, Housing and Urban Development department dated: 30-08-2017.
12. Circular ROC No: 13686/2017/LA-1, dated 08-09-2017 of Director of Town and Country Planning.
13. District collector, Kancheepuram, Wetland NOC letter D.Dis.no.1329/2024/B2, Dated:12.08.2024 & D.Dis.no.9201/2018/B2, Dated:27.08.2020.

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1. The online application received for the issuance of concurrence for the residential layout vide under reference 1st cited above. The Deputy Director (i/c) / Assistant Director of Kancheepuram District Town and Country Planning office has recommended the proposal with a site inspection remarks. Based on the Deputy Director (i/c) / Assistant Director of Kancheepuram District Town and Country Planning office remarks, the application was processed and letter issued directing applicant to handover the land earmarked for road, park, Public purpose of local body and TANGEDCO to the appropriate authority vide reference 3rd cited above. On receiving the gift deed soft copy from the applicant through online, the following order of concurrence for the proposed layout is issued.

2. Concurrence is issued along as per layout conditions mentioned below. The concurrence number assigned to the layout is **LP/DTCP No. 94 /2024**. 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.

4. Also, the local body is requested to send a copy of approved layout, 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.

6. As per the G.O in the reference 6th cited the layout proposed in Non Planning Area, the final Approval shall be given by the local authority only after collecting Rs.1000/- as scrutiny fees as per rule 3 and 3% of the market value of the site as land use change fees as per rule 9 should be collected before issue of final Approval.

Special Conditions:

1. With reference to the 7th, 8th and 10th 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 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".

2. (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.

3. 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 of local body areas S.F. No sub-division in favor of 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. 20% centage charge for flag day fund in the name of "Armed Forced Flag Day Fund" should be payable by the applicant at Nationalized bank draft as Payable at Chennai.

6. With reference to the 5th and 9th cited G.O. concern District Town and Country Planning Officer should issue the Planning Permission after collection of the centage charges and other charges.

7. The Directorate of Town and Country Planning 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 is not the right organization to decide this.

8. The conditions imposed by the District Collector, Kancheepuram, letter in the reference 13th cited should be followed by the applicant.

9. In this Industrial layout, all the plot developments except the plot numbers 9,11,12,13,15,16,17 & 18 are meant only for cottage industries as prescribed under Rule no.36 of TNCDBR- 2019.

Encl:

Plot pattern map

Director of Town & Country Planning

To

The Deputy Director (i/c) / Assistant Director,

District Town and Country Planning Office,

Kancheepuram District.

Validity unknownSignature valid
Signed by: Director
Location:null
Date:2024.12.16 16:19:28