Layout Application - Final Approval Letter

Roc No: 01

Date: 11/13/24 1:33 PM

From:

Village Panchayat

Palaiyaseevaram

To :

Copy to:
1. Thiru.T. Rajendran,
No:2/3, Veeraragavan Street,
Srinivasa Nagar,Peerkankaranai Village,
Kancheepuram - 600 063.
2. Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.
3. Sub Registrar,
Wlajabad Sub Registrar Office,
Kancheepuram District.
4.Joint Director / Deputy Director / Assistant Director
No.33/I 95, kotrampalayam Street,
Old Employment Office
5.Tahsildar concerned (TamilNilam). Walajabad Taluk, Kancheepuram District.

Online Application Number: H2VUWNEY

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Kancheepuram District - Formation of a residential layout to an
extent of 10350.00 sq.m in the Land Bearing of S.No.385/4A,4B & 385/4C – Palayaseevaram Village, Walajabad Panchayat
Union / Taluk, Kancheepuram District - Technical Approval issued - Reg.

Ref :

1. Online Application No.H2VUWNEY, Thiru.T.Rajendran, through online Dated: 15.06.2024.
2. District Town and Country Planning Office, Kancheepuram District Road Pattern issued through online dated.06.08.2024.
3. The Joint Director(i/c), Agriculture Departments NOC Letter No. MU.MU.4438/2024/C2,

Dated:
03.07.2024.
4. Directorate of Town and Country Planning, Chennai Proceedings Letter Roc.No.37793/89 LA, Dated: 19.03.1990.
5. Circular Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
6. Thiru. T.Rajendran, document received through online Dated: 15.08.2024 (Gift deed document No.5859/2024,
dt: 13.08.2024).
7. G.O.(Ms) No.138, Housing and Urban Development Department, Dated: 04.06.2004.
8. G.O.(Ms) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
9. G.O. (Ms)No.18, Department of Municipal Administration and Water supply, dated:04.02.2019, G.O. (Ms) No.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
10. G.O.(Ms)No.181, Housing and Urban Development Department, Dated: 09.12.2020.
11. G.O.(Ms)No.141, Housing and Urban Development Department, Dated: 23.09.2020.
12. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
13. Circular Roc No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai.
14. Circular Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai.
15. Demand requested through online, Dated: 19.08.2024.
16. Payment received through online, Dated: 20.08.2024 and 21.08.2024
17. Circular Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai.
18. G.O.(Ms)No.53, Housing and Urban Development Department, Dated: 28.02.2024.
19. Approach Road Gift deed Document No.12324/2006, Dated: 12.12.2006.
20.Local Body Demand payment requested through online, Dated: 13-11-2024
21. Local Body Demand received through online , Dated: 13-11-2024

Body:

The application 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 deed vide reference 6th cited above, and on receipt of payment of charges such as Centage charge, Scrutiny fee, Display board Deposit, Development Charge and Armed Forces Flag Day Fund vide reference 15th cited above, the Technical Approval is issued to the mentioned layout subject to the following conditions:
1. The Technical Approval is issued to the above mentioned layout and the number is assigned as SWP/D.DTCP/Kancheepuram District - LAYOUT No.99/2024.
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

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 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.the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000 /- per plot As Demand With 64Plots (64*1000= Rs64000.00)Inspection Fees Rs.5000.00 = Rs.64000+Rs.5000 = Rs69000.00 and The Park maintenance Fees =Rs.7500.00 Dated on 13-11-2024 and 3% of market value of land as land use conversion charges are Received Below Head Of Account by E-Challan The Amount is Rs.4,76,160.00 Challan No. 1.20241109032409 Dated On 09-11-24 2.20241109037550 Dated On 09-11-2024 3.20241110038429 Dated On 10-11-2024 4.20241110038426 Dated On 10-11-2024 5.20241113003540 Dated On 13-11-24 Total= 5 E-Challan Received
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)”

Signature Not Verified
Signed by: Village Panchayat President
Location:Kancheepuram
Date:2024.11.13 13:33:15
Villag