Town and Country Planning Department(Planning Permission)

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

ROC No. AIVBK7HH/2024/TCP/2024/TCP

Date : 06/03/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Adayalacheri Panchayat,
Cheyyur Panchayat Union,
CheyyurTaluk,
Chengalpattu District.

Sir/ Madam,

Sub : Residential Layout- District Town and Country Planning office Chengalpattu District - Formation to an extent of 12145.00 Sq.m (3.00 Acre) in the Land Bearing S.Nos.475/2A1B - Chengalpattu District, Cheyyur Taluk, Cheyyur Panchayat Union, Adayalacherry Panchayat, Parameswaramangalam Village –Technical Approval issued - Forwarded for further action - Reg.

Ref :

1. Application (Reference No.AIVBK7HH) received through Single Window Portal from by M/s. East Coast Avenue, Dated:12.02.2024.
2. Road pattern plan approved by the District Town and country planning Office, Chengalpattu dated: 14.02.2024
3. Joint Director, Agriculture and Welfare Department, Chengalpattu NOC Letter No.E2/47/2024Dt: 23.01.2024
4. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
5. Gift deed document No.786/2024 & 787/2024 dated: 22.02.2024 Uploaded by the Applicant Dt: 27.02.2024
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
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. Demand raised for payment of Centage, display board charges respectively dated on 29.02.2024

15. Payment of Centage, Display board charges received from the applicant respectively on Dt: 29.02.2024

16. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular).

ORDER:-

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, public purposes meant for local body and TANGEDCO vide reference 2nd cited above.

On receipt of gift deeds vide reference 5th cited above, and on receipt of payment of charges such as Centage charges, Display board charges vide reference 15th cited above, the technical Approval is assigned as SWP/DTCP/Chengalpattu District - LAYOUT No.45/2024.

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. 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. ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Extent : 3.00 Acres (or) 12145.00Sq.m
No. of Plots : 45 Nos.
EWS Plots : 23-40
EWS Extent : 945.00Sq.m.

Gifted over to Local Body :
Layout Road & Splay Extent :3588.80Sq.m.
Public Purpose : 44.20Sq.m - 0.53%
TANGEDCO Purpose : 47.40Sq.m - 0.57 %
Park : 859.75Sq.m. – 10.05 %

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

1. Scrutiny Fee -Rs.18,218/- Payment Receipt No.2024021222888
Transaction ID :5814682369723 Dt: 12.02.2024

2. Display Charges – Rs.10,000/- Payment Receipt No.2024022922888
Transaction ID :1167165908827 Dt: 29.02.2024

3. Centage Fee – Rs.14,400/- Payment Receipt No.2024022922888
Transaction ID :1167165908827 Dt: 29.02.2024

4. Flag Day Fund – Rs.3,000/- DD No.504616
ICICI Bank Dt: 29.02.2024

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

Copy To:

1. M/S. EAST COAST AVENUE
No. 12, Block "3 E"
DABC Orchid Apartments,
DABC Road,
Polachery, Chennai- 600 127.
Ph : 9789058579

2. Tahsildar concerned (TamilNilam).
CheyyurTalukOffice,
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,
CheyyurRegistrar 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	18218	12/02/2024
2	OSR Fee		
3	Centage Charges	14400.00	29/02/2024
4	Development Charges		
5	Display Board Charges	10000.00	29/02/2024
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

Validity unknown

Signed by: Assistant Director
Location: Chengalpattu
Date: 2024.03.06 08:34:55