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பதிவு அஞ்சல் ஒப்புக்கைச் சான்றுடன்

அனுப்புநர் :

திரு. க. ராகுல் குமார், M.E.,
உதவி இயக்குநர்
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
D-பிளாக், நான்காம் தளம்,
மாவட்ட ஆட்சியர் பெருந்திட்ட வளாகம்,
வேதநாராயணபுரம், வெண்பாக்கம்,
செங்கல்பட்டு - 603 111.
தொலைபேசி எண்.044 - 27422144
E-mail : ddcgldistrict@gmail.com

பெறுநர் :

தலைவர்,
ஈச்சங்கரணை ஊராட்சி,
திருக்கழுக்குன்றம் ஊராட்சி ஒன்றியம்,
திருக்கழுக்குன்றம் வட்டம்,
செங்கல்பட்டு மாவட்டம்.

Online Application No: 3QBQ15PR/CD3 Date:27/05/2025

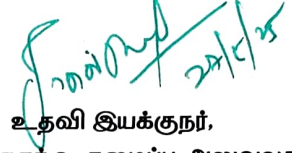
பொருள்: மனைப்பிரிவு - மாவட்ட நகர் ஊரமைப்பு துறை அலுவலகம் -
செங்கல்பட்டு - செங்கல்பட்டு மாவட்டம், திருக்கழுக்குன்றம்
வட்டம் மற்றும் ஊராட்சி ஒன்றியம், ஈச்சங்கரணை ஊராட்சி
மற்றும் கிராமம், ச.எண்கள். 186/1A2B, 186/1B, 186/10, 186/11A;
187/1A மற்றும் 187/5-ல் 37216.00 ச.மீ பரப்பில் அமையும்
மனைப்பிரிவுக்கு தொழில் நுட்ப ஒப்புதல் அளிக்கப்பட்ட
ம.வ/ந.ஊ.உ.இ.எண்.99/2025-ல் வரைபடம் மற்றும் செயலாணை
வரைவில் ச.எண் 186/5 விடுபட்டுள்ளது. எனவே, விடுபட்ட
ச.எண். குறிப்பிட்டு வழங்குதல் குறித்து.

பார்வை: 1. மனுதாரர் திரு. ரமேஷ்பாபு, அவர்களின் இணையதள
விண்ணப்பம் எண். 3QBQ15PR நாள்.17.03.2025

2. Single Window Portal Online Application No: 3QBQ15PR
நாள்.23.04.2025. (தொழில்நுட்ப ஒப்புதல் அளிக்கப்பட்டது)

செங்கல்பட்டு மாவட்டம், திருக்கழுக்குன்றம் வட்டம் மற்றும் ஊராட்சி
ஒன்றியம், ஈச்சங்கரணை ஊராட்சி மற்றும் கிராமம், ச.எண்கள். 186/1A2B, 186/1B,
186/5, 186/10, 186/11A; 187/1A மற்றும் 187/5-ல் 37216.00 ச.மீ பரப்பில் அமையும்
மனைப்பிரிவுக்கு பார்வை 2-ல் கண்டுள்ள செயலாணைக் கடிதம் மூலம்
ம.வ/ந.ஊ.உ.இ./செமா.எண்.99/2025 என எண்ணிடப்பட்டு தொழில் நுட்ப
ஒப்புதல் வழங்கப்பட்டுள்ளது.

மேற்படி தொழில்நுட்ப ஒப்புதல் அளிக்கப்பட்ட வரைபடத்தில் 186/1A2B, 186/1B, 186/5, 186/10, 186/11A; 187/1A மற்றும் 187/5 ஆகிய சர்வே எண்கள் சேர்க்கப்பட்டு வரைபட தலைப்பு மற்றும் செயலாணை வரைவில் ச.எண்.186/5 விடுபட்டுள்ளது. எனவே, விடுபட்ட ச.எண்.186/5-ஐ சேர்த்து திருத்தி வாசிக்குமாறு தெரிவிக்கப்படுகிறது.


உதவி இயக்குநர்.

மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
செங்கல்பட்டு மாவட்டம்.

நகல் :-

1. Thiru. RAMESH BABU

M/s.Elephantine Enterprises Limited

City Tower, 5th Floor, No.7, Kasthuriba Nagar,
3rd Cross Street, Adyar, Guindy,
Chennai – 600 020.


22/5/24

2. Tahsildar concerned (TamilNilam).

Thirukalukundram Taluk Office,
Chengalpattu District.

3. Sub Registrar,

Thirukalukundram Registrar Office,
Chengalpattu District.

4. Assistant Director (Land Survey)

No.67, Varadharav Street,
NGGO Nagar,
Chengalpattu – 603 001.

5. The Chairman,

Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.

Town and Country Planning Department(Planning Permission)

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



ROC No. 3QBQ15PR/2025/TCP

Date : 23/04/2025

From:

Joint Director / Deputy Director / Assistant Director
124, GST Road, Municipal Commercial complex, Chengalpattu 603 001

To :

The President,
Echankaranai Panchayat,
Thirukalukundram Panchayat Union,
Thirukalukundram Taluk,
Chengalpattu District.

Sir/ Madam,

Sub : District Town and Country Planning office Chengalpattu District- Residential Layout–Chengalpattu District, Thirukalukundram Taluk and Panchayat Union, Echankaranai Panchayat and Village in the Land Bearing S.Nos.186/1A2B, 186/1B, 186/10, 186/11A; 187/1A & 187/5 to an extent of 37216.00 Sq.m (9.20 Acre)– Technical Approval issued - Forwarded for further action - Reg.

Ref : 1 Application (Reference No.3QBQ15PR) received through Single Window Portal from Thiru. RAMESH BABU, Dated: 17.03.2025.

2 Road pattern plan approved by the District Town and country planning Office, dated: 01.04.2025.

3 Joint Director, Agriculture and Welfare Department, Chengalpattu NOC Letter Moo.Mu.Ka.No.E2/8884/2024 Dt: 16.12.2024

4 Water Resources, Supervising Engineer, Palar Basin Division, Chennai NOC Letter No.Va.B/VaAa1/Ko.349 (Small bridge – Echankaranai) /2025 Dt : 07.03.2025

5 Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).

6 Gift deed document No.2511/2025 dated.11.04.2025 Uploaded by the Applicant Thiru. RAMESH BABU, Dt: 23.04.2025.

7 G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004

8 G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.

9 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.

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 G.O. No.53, Housing and Urban Development Department[UD4(1)], Dated: 28.02.2024

15 Tamil Nadu Government Gazette No.28] Part – II, Section 2 Dt: 10.07.2024

16 Demand raised for payment of Centage, display board charges, Development Charges and Sub-division charges respectively dated on 23.04.2025.

17 Payment of Centage, Display board charges, Development Charges and Sub-division charges received from the applicant respectively on Dt :23.04.2025& Scrutiny fee Charges Dt: 17.03.2025.

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

ORDER:-

The online application received for the issuance of Technical approval for the residential layout vide under reference 1st cited above. 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 2nd cited above.

On receiving the gift deed soft copy vide reference 6th cited above and On receipt of payment of charges such as Centage charges, Display board charges, Sub-division charges and Development Charges vide reference 17th cited above, the technical Approval is assigned as SWP/DTCP/Chengalpattu District -LAYOUT No.99/2025.

The approved Layout plan is enclosed herewith for taking further action in the regard. The applicant should submit the original Gift deed of 6th cited above to the concerned local body.

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 Tamil Nilam/Collabland website.
5. As per the G.O in the reference 8th 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. The condition stipulated in Supervising Engineer, Water Resources department, Palar Basin Division, Chennai NOC Letter No.Va.B/VaAa1/Ko.349 (Small bridge – Echankaranai) /2025 Dt : 07.03.2025 should be followed scrupulously by the Applicant.
2. 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”.

3. (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.

4. 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 concern local body.

5. 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.

6. 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.

7. 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.

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)

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 37216.00Sq.m(9.20 Acre)
No. of Plots : 223nos + Owner use -2Nos
EWS Plots : Plot no.54 to 61,104 to 125,128 to 131 and 140 to 144
EWS Plots extent : 2480sq.m 10.37%

Gifted over to Local Body :

Layout Road & Splay Extent : 13312.00Sq.m.

Public Purpose : 123.00Sq.m(0.52%)

TANGEDCO Purpose : 132.00Sq.m(0.55 %)

PARK

Park – 1 :784.00 Sq.m.

Park – 2 :986.00 Sq.m.

Park – 3 :781.00 Sq.m.

Total : 2551.00 Sq.m. (10.6%)

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

1. Scrutiny Fee -Rs.55,829/- Payment Receipt No.2025031744248
Transaction ID :6605411577919 Dt: 17.03.2025.

2. Display Board Charges – Rs.10,000/- Payment Receipt No.2025042344248

Transaction ID :8283803034046 Dt: 23.04.2025.

3. Centage Fee – Rs.69,000/- Payment Receipt No.2025042344248
Transaction ID :8283803034046 Dt: 23.04.2025

4. Sub-division Fee – Rs.92,000/- Payment Receipt No.2025042344248
Transaction ID :8283803034046 Dt: 23.04.2025.

5. Development Fee – Rs.1,48,864/- Payment Receipt No.2025042344248
Transaction ID :8283803034046 Dt: 23.04.2025.

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

Copy to :-

1. Thiru. RAMESH BABU
M/s.Elephantine Enterprises Limited
City Tower, 5th Floor,
No.7, Kasthuriba Nagar,
3rd Cross Street
Adyar, Guindy,
Chennai – 600 020.
Ph : 9025494608
Email Id -karansethu04@gmail.com

2. Tahsildar concerned (TamilNilam).
Thirukalukundram 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,
Thirukalukundram Registrar 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	55829	17/03/2025
2	OSR Fee		
3	Centage Charges	69000.00	23/04/2025
4	Development Charges	148864.00	23/04/2025
5	Display Board Charges	10000.00	23/04/2025
6	Satellite town charge		
7	Sub Division Charge	92000.00	23/04/2025



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

Enclosure

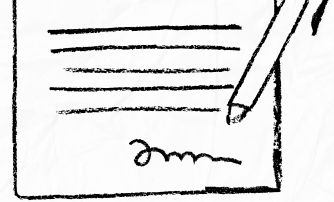
1.Layout original map and Condition – 2 set

Chengalpattu District.

Signature valid

Signed by: Assistant Director
Location:Chengalpattu
Date:2025.04.23 19:01:00





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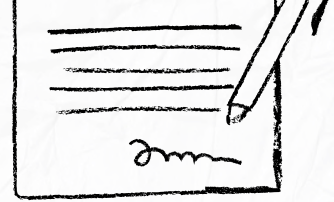
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We're honored to be part of your
real estate journey

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