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Layout Application - Final Approval Letter



Roc No: 1/2024-2025

Date: 12/18/24 1:29 PM

From:

Village Panchayat

Panchayat Office Building, Periya Street, Palur Chengalpattu (Dist)

To :

Thiru. R. Vigneshwaran
No. 1, Alagesan Road,
Melmanapakkam,
Chengalpattu – 603 001.

Online Application Number:

H5S9CND0

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Chengalpattu District- Residential Layout- Formation of residential layout in Chengalpattu District and Taluk, Kattankulathur Panchayat Union, Palur Panchayat, Melmanapakkam Village in the Land Bearing S.Nos.11/46 and 11/47 to an extent of 3764.00sq.m (0.93 Acre)-Layout Technical Approval issued

Ref :

1 Application (Reference No.H5S9CND0) received through Single Window Portal from Thiru. R. VIGNESHWARAN, Dated:06.10.2024.

2 Road pattern plan approved by the District Town and country planning Office, dated: 11.11.2024

3 Joint Director, Agriculture and Welfare Department, Chengalpattu NOC Letter Mu.Mu.Ka.No.E2/7789/2024 Dt: 21.10.2024

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

5 Gift deed document No.16191/2024 dated: 14.11.2024 Uploaded by the Applicant Thiru. R. VIGNESHWARAN Dt: 18.11.2024

- 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.141, Housing and Urban Development Department, Dated: 23.09.2020
10 Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department,
Dated: 30.08.2017.
- 11 Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning,
Chennai (Circular).
- 12 Letter Roc No.320/2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai.
(Circular)
- 13 G.O. No.53, Housing and Urban Development Department[UD4(1)], Dated: 28.02.2024
- 14 Tamil Nadu Government Gazette No.28] Part – II, Section 2 Dt: 10.07.2024
- 15 Demand raised for payment of Centage, display board charges, Development Charges, Sub-division
charges respectively dated on 18.11.2024& OSR-Guideline Value Charges Dated : 11.11.2024
- 16 Payment of Centage, display board charges, Sub-division charges and Development Charges received
from the applicant respectively on Dt : 19.11.2024 and OSR-Guideline Value Charges Dated : 18.11.2024
& Scrutiny fee Charges Dt: 06.10.2024
- 17 Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning,
Chennai (Circular).
18. Local Body Demand payment requested through online, Dated: 27/11/2024
19. Local Body Demand received through online , Transaction ID 2f90a96e-17c7-48e0-9e2a-
57670d0c4ebf Dated: 29-11-2024

Body:

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 5th cited above and On receipt of payment of charges such as Centage charges, Display board charges, Subdivision charges and Development Charges vide reference 16th cited above, Local Body Demand received through online. the technical Approval is assigned as SWP/DTCP/Chengalpattu District - LAYOUT No.256/2024. And local body lay out No 01/2024-2025 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 surrender in local body.

1. The Technical Approval/ Planning Permission is issued to the above mentioned layout and the number is assigned as RBVVTBZR/2023/TCP SWP/DTCP/Kancheepuram District -LAYOUT No. 120/2023.

2.When The local authority shall accord permission rules /regulations/Orders issued from time to time under the respective Acts.

3. Also, the local authority permission/approval copy 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 permission/approval copy to the Tahsildhar concerned with a direction to the applicant to pay the 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 conditions imposed in the Joint Director NOC cited in the reference no. 3 should be followed.

3. 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.

4. The final approval for the plot shall be canceled if the proofs issued regarding the new license and the documents submitted for consideration are found to be incorrect or if there is a situation where the approval of the plot may affect the approval of the plot.

5. Any person desiring to purchase the property must separately confirm the right of the petitioner to the property, and if any other individual has a claim over it they can settle it before a court of competent jurisdiction and the village panchayat is not the appropriate body to decide this.

6. Alteration of plot dimensions, road system dimensions, public allotment dimensions and further subdivision of the plot contrary to the map approved by the Urban Development Department shall not be done without the prior approval of the Urban Development Department.

7. If any person or other persons trying to sell the open land allotted to the panchayat, criminal action will be taken against them and confiscation of the land will be taken.

8. On all streets exceeding 9,00 meters in width, shade trees shall be placed within 1,00 meters of the road boundary not exceeding 9,00 meters in succession.

9. The petitioner must strictly follow the allotment conditions mentioned by the Deputy Director / Member Secretary, Kanchipuram Local Planning Committee vide their letter dated RBVVTBZR /2024/TCP dated 30.06.2023.

10. The petitioner is informed that this order is not applicable to the building permit which is applicable only for the sale of the residential plots in the above residential plots.

11. Corners of plots located at the junction of two roads should be constructed with the turn shown on the approved map.

12. The plot plan for which technical approval is to be given should be drawn on a concrete board not less than 6 feet by 4 feet at the relevant place for public view.

13. Rainwater drains should be constructed in All Streets

14. Electric poles and street lights should be installed along the all road.

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

1. Scrutiny Fee -Rs.5,796/- Payment Receipt No.2024100635693
Transaction ID :1681475673713 Dt: 06.10.2024

2. Display Board Charges – Rs.10,000/- Payment Receipt No.2024111935693
Transaction ID :9634641321835 Dt: 19.11.2024

3. Centage Fee – Rs.9,600/- Payment Receipt No.2024111935693
Transaction ID :9634641321835 Dt: 19.11.2024

4. Sub-division Fee – Rs.12,800/- Payment Receipt No.2024111935693
Transaction ID :9634641321835 Dt: 19.11.2024

5. Development Fee – Rs.15,060/- Payment Receipt No.2024111935693
Transaction ID :9634641321835 Dt: 19.11.2024

6. OSR Fee – Rs.7,63,439/- Payment Receipt No.2024111835693
Transaction ID :9002060801146 Dt: 18.11.2024

7. Local Body Demand received through online , Transaction ID 2f90a96e-17c7-48e0-9e2a-57670d0c4ebf
Dated: 29-11-2024

8. land use conversion charges: Rs. 217342 bank ref no CPAEMXFTL9 Date 29-11-2024

Copy to:

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

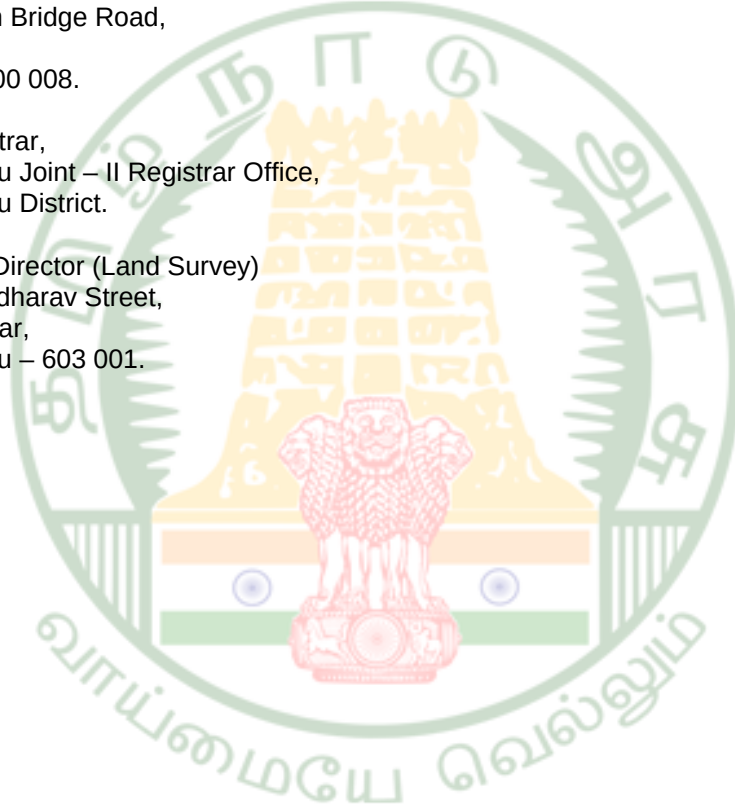
2.. Thiru. R. Vigneshwaran
No. 1, Alagesan Road,
Melmanapakkam,
Chengalpattu – 603 001.
Ph : 9791649972

3.Tahsildar concerned (TamilNilam).
Chengalpattu Taluk Office,
Chengalpattu District.

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

5.Sub Registrar,
Chengalpattu Joint – II Registrar Office,
Chengalpattu District.

6.Assistant Director (Land Survey)
No.67, Varadharav Street,
NGGO Nagar,
Chengalpattu – 603 001.



Village

Signature Not Verified

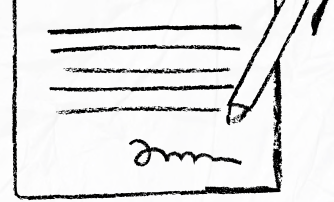
Signed by: Village Panchayat President
Location:Chengalpattu
Date:2024.12.18 13:29:44



தீர்மான நகல்

சுயாதாயக்கணத்திற் றாராட்சி ஒன்றியத்தைச் சேர்ந்த பஞ்சவர்
 றாராட்சியில் 03/12/2024 தேதியன்று ராஜிவராய் கிழமை முற்பகல் / பிற்பகல் 11:00 மணிக்கு
 தலைவர் / தனி அலுவலர் திருமதி. நிர்ணயகீதகிஷகாபதி தலைமையில்
 பிழிவகைநாட்டி இடத்தில் நடைபெற்ற சாதாரண / அவசர / சிறப்பு
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[illegible]



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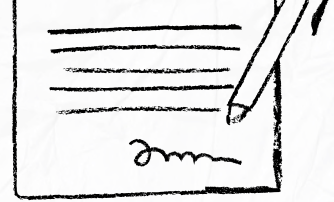
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Property Documentation & Workflow Tools

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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