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Town and Country Planning Department(Planning Permission)

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

ROC No. U3QUI09P / 2022 / TCP Date : 06/06/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

1. The President,
Erivakkam Village,
Karuppadithatadai Panchayat
Kancheepuram Taluk and District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning office Kancheepuram District - Kancheepuram Local Planning Authority - Formation to an extent of 3100 Sq.m in the Land Bearing of Old S.F.No. 1/2A New S.F.No. 203/2A, of Erivakkam Village, Karupadithatadai panchayat Kancheepuram Panchayat Union / Taluk and Kancheepuram District - Planning Permission of Plot pattern issued - Forwarded for further action - Reg.

Ref : 1 Online Application No. U3QUI09P by Thiru.Ranganathan, online Letter, Dated: 21.03.2023
2 District Town and country planning Office, Kancheepuram District through online Letter No. U3QUI09P (Road pattern issued on dated:06.05.2023)
3 Thiru.Ranganathan through online Letter, Dated: 31.05.2023 (Gift deed document No 1894/2023, dated: 30.05.2023).
4 Circular Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai
5 G.O.(Ms) No.138, Housing and Urban Development Department, Dated: 04.06.2004
6 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.
7 G.O.(Ms)No.181, Housing and Urban Development Department, Dated: 09.12.2020.
8 G.O.(Ms)No.141, Housing and Urban Development Department, Dated: 23.09.2020
9 Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10 Circular Roc No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai.
11 Government Letter No.8449/Na.Va.4(3)/2020-2 Dated ; 23.09.2020.
12 Circular Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai.
13 Demand Request through online , Dated: 01.06.2023 .
14 Demand received through online, Dated: 05.06.2023

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 3th cited above, and on receipt of payment of charges such as Centage charge, Scrutiny fees , Development
Charge and Display board Deposit vide reference 13th cited above, the Planning Permission of plot pattern is issued to the mentioned layout subject to
the following conditions:
1. The Planning permission of plot pattern is issued to the above mentioned layout and the number is assigned as SWP/DTCP/Kancheepuram District -
LPA -LAYOUT No. 49 /2023.
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/Colorblind 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. (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.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.
4. 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.
5.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.
6. The fees/charges collected from the applicant are as follows:
Scrutiny Fee: Rs.4648/- Date – 21.03.2023
Centage Charges: Rs.5,700/- Date - 05.06.2023
Development Charges: 15,500/- Date - 05.06.2023
Display board Charges: Rs.10,000/- Date - 05.06.2023
Flag Day fund : Rs.2,000/- Date - 05.06.2023
OSR Fee : NIL

To:

1.Mr. B RANGANATHAN
NO: 20, PANDAVA PERUMAL MADA STREET,
KANCHEEPURAM 631502.

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. Registrar office,
Kancheepuram 1 No. Joint
Kancheepuram District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	4648	21/03/2023
2	OSR Fee		
3	Centage Charges	5700.00	05/06/2023
4	Development Charges	15500.00	05/06/2023
5	Display Board Charges	10000.00	05/06/2023
6	Satellite town charge		

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

Kancheepuram District.

Enclosure

1.Layout original map and Condition – 2 set

Document certified by Shantha Kumari P.

Signed by: Deputy Director
Location Kancheepuram
Date 2023.06.06 18:55:12



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Zoning & Land Use Analysis

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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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

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