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Town and Country Planning Department(Planning Permission)

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

ROC No. DAOXSUNY/2023/TCP Date : 28/08/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

M/s. Balaji Real Estate Venture Pvt Ltd.
& M/s. Bhagyasree Realotrs Pvt. Ltd.,
No.07,Rajiv Gandhi Salai (OMR),
Sholinganallur,
Chennai -600 119.

Sir/ Madam,

Sub : Residential Layout- Mamallapuram Local Planning Authority, District Town and Country Planning office, Chengalpattu District - Formation to an extent of 0.80 Acre (3240 sq.m) in the Land Bearing S.F.No. 144/1A4 , 144/1A5, 144/2, 144/5A, 144/5B & 145/4 of Kannagapattu Village, Thiruporur Town Panchayat, Thirupporur Taluk of Chengalpattu District - Planning Permission issued - Forwarded for further action - Reg.

Ref :
1. Application (Reference No.DAOXSUNY) received through Single Window Portal from M/S. Balaji Real Estate Ventures Pvt Ltd and M/s.Bhagyasree realtors Pvt Ltd, Dated: 05.07.2023.
2. Road pattern plan approved by the District Town and country planning Office, dated: 10.08.2023.
3. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
4. Gift deed document No.13001/2023, dated.27.05.2023 and Rectification deed Document no.19671/2023, dated.14.08.2023 Uploaded by the Applicant M/S. Balaji Real Estate Ventures Pvt Ltd and M/s.Bhagyasree realtors Pvt Ltd, dated.19.08.2023.
5. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
7. 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.
8. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020.
9. G.O. No.181, Housing and Urban Development Department, Dated: 09.12.2020.
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. Demand raised for payment of OSR Charges, Centage charges, Display board charges, Development Charges and Satellite Charges respectively dated. 10.08.2023 and 21.08.2023
14. Payment of Scrutiny Fees, Centage charges, Display board charges, Development Charges, Satellite Charges and OSR Charges received from the applicant respectively on 05.07.2023, 19.08.2023 and 24.08.2023.
15. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).
16. Resolution No.2, of 181th Mamallapuram Local Planning Authority, Dated : 18.07.2023.

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 1,043.5 Sq.mt earmarked for Roads public purposes meant for local body and TANGEDCO vide reference 2nd cited above.

The Proposed of Layout satisfies the rules and power delegation given by Mamallapuram Local Planning Authority, Director of

Town and Country Planning vide reference letter 16th cited above.
On receipt of gift deeds vide reference 4th cited above, and on receipt of payment of charges such as Scrutiny Fees, Centage charges, Display board charges, Development Charges, and Satellite Town Charges and OSR Charges vide reference 14th cited above, the planning permission is issued to the mentioned layout subject to the following conditions:
1. The Planning Permission is issued under section 49 of Town and Country Planning Act 1971 to the above mentioned layout and
the number is assigned as SWP/DTCP/Chengalpattu District - L.P/MLPA (CD) No.185/2023.
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 Tahsildar 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 favor 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 Proposed road mentioned in the layout plan should be kept as free flow to Public access, if shouldn't be obstruct with any form of structures like compound wall, fencing etc.
• Scrutiny Fee: Rs.4,856/- Payment Receipt 2023070513279, Transaction ID 6212840149633, Date.05.07.2023
• OSR Charge: Rs.12,06,156/- Payment Receipt 2023081913279, Transaction ID 5674470952112, Date:19.08.2023.
• Centage Charge: Rs.6,000/- Payment Receipt 2023082213279, Transaction ID 2415537655619, Date:22.08.2023.
• Display board Charge: Rs.10,000/- Payment Receipt 2023082213279, Transaction ID 2415537655619, Date:

22.08.2023.

- Development Charge :Rs.12,960/- Payment Receipt 2023082213279, Transaction ID 2415537655619, Date:22.08.2023.
- Satellite Town Charges: Rs.81,000/- Payment Receipt 2023082213279, Transaction ID 2415537655619, Date:22.08.2023.
- Flag Day Fund: Rs.1500/-, DD No.000685, HDFC Bank, Sholinganallur, Dated.25.08.2023.

Assistant Director/Member secretary,
Mamallapuram Local planning Authority
District Town and Country Planning Office,
Chengalpattu District.

Enclosures:
Layout plan & Layout Conditions – 2 Nos
Gift deed document No.13001/2023, dated.27.05.2023 and
Rectification deed Document no.19671/2023, dated.14.08.2023

To:
1.Executive Officer
Kannagapattu Village,
Thiruporur Town Panchayat
Chengalpattu District.
2. M/S. Balaji Real Estate Ventures Pvt Ltd,
M/s. Bhagyasree realtors Pvt Ltd,
No.07, Rajiv Gandhi Salai, (OMR), Sholinganallur
Chennai-600119, Ph.No:7200834696,
3.Tahsildar Concerned (Tamilnilam).
Thiruporur 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,
Thiruporur,
Chengalpattu district,
6. Assistant Director (Land Survey)
No.67, Varatharav street,
NGGO Street,
Chengalpattu district.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	4856	05/07/2023
2	OSR Fee	1206156	19/08/2023
3	Centage Charges	6000.00	22/08/2023
4	Development Charges	12960.00	22/08/2023
5	Display Board Charges		
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

our services doesn't just end there

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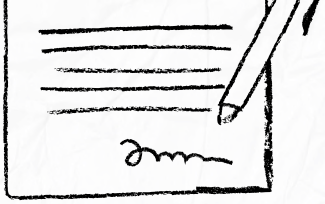

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