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Town and Country Planning Department(Planning Permission)

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

ROC No. LWCST6Q4 /2023/TCP Date : 03/08/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

1. The Commisioner
Kancheepuram Corporation,
Kancheepuram Taluk and District.

Sir/ Madam,

Sub : Residential Layout- District Town and Country Planning office Kancheepuram District- Formation to an extent of 19909 Sq.m in the LandBearingof S.F.Nos.160/1A, 1B; 169B/3A, 4A, 5A, 6; 170/1A1; 171; 172/1, 2A, 2B, 3; 175/13; 187/3; 188of NathapettaiVillage,Kancheepuram Corporation /Taluk / District- Planning Permission issued - Forwarded for further action – Regarding.

Ref : 1 Online Application No.LWCST6Q4by Mr.Prabhu and Othersthrough online Dated: 14.06.2023.
2 District Town and country planning Office, Kancheepuram Districtletter through online.LWCST6Q4(Road pattern issued dated: 06.07.2023)
3 CircularRoc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
4 Mr.Prabhu and Others Gift deed document submitted through online Dated: 24.07.2023 (Gift deed document No:4207/2023, dated:
21.07.2023).
5 G.O.(Ms) No.138, Housing and Urban Development Department, Dated: 04.06.2004
6 G.O. (Ms) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
7 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.
8 G.O.(Ms)No.181, Housing and Urban Development Department, Dated: 09.12.2020.
9 G.O.(Ms)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 Circular Roc No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai.
12 Circular Roc No.320/ 2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai.
13 Circular Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai.
14 Demand raised through online Dated: 25.07.2023
15. Demand received through online Dated: 31.07.2023

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 earmarked for roads, public purposes meant for local body and TANGEDCO vide reference 2nd
cited above.
On receipt of gift deeds vide reference 4th cited above, and on receipt of payment of charges such as Centage charges, Development
charges, Scrutiny fees, Flag day fees and Display board deposit vide reference 15th cited above, the planning permission is issued to the
mentioned layout subject to the following conditions:
1. The Planning Permission is issued to the above mentioned layout and the number is assigned as SWP/D.DTCP/KancheepuramDistrict –LPA-
LAYOUT No. 79/2023.
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/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. The fees/charges collected from the applicant are as follows:
Scrutiny Fee: Rs.29,871/- Date: 14.06.2023
OSR (Provided) - -
Development Charges: Rs.99,550/- Date: 31.07.2023
Display board Charges: Rs.10,000/- Date: 31.07.2023
Centage Charges : Rs.36,000/- Date: 31.07.2023
Flag Day fund : Rs.8,000/- Date: 02.08.2023

Deputy Director/ Member Secretary (i/c),
District Town and Country Planning Office,
Kancheepuram District.

To:
1. P.S.Prabhu and others
D No 58/44, Ashthagiri street,
Chinnakanchipuram, ,Little Kancheepuram,Kancheepuram,Kancheepuram,631501

2. Tahsildar concerned (TamilNilam).
KancheepuramTaluk Office,
KancheepuramDistrict.

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. 4thJoint Sub Registrar Office,
Kancheepuram Registrar Office,
Kancheepuram District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	29871	14/06/2023
2	OSR Fee		
3	Centage Charges	36000.00	31/07/2023
4	Development Charges	99550.00	31/07/2023
5	Display Board Charges	10000.00	31/07/2023
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:2023.08.03 14:13:54



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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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