Town and Country Planning Department(Planning Permission)

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

ROC No. Q6QTUNPV/2025/TCP Date : 18/08/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
PerumattunallurPanchayat,
KattankulathurPanchayat Union,
VandalurTaluk,
Chengalpattu District.

Sir/ Madam,

Sub : District Town and Country Planning office Chengalpattu District - Residential Sub-Division Layout–Chengalpattu District, VandalurTaluk, KattankulathurPanchayat Union, PerumattunallurPanchayat, Kannivakkam Village in the Land Bearing S.No.159/1Eto an extent of 1050.00 Sq.m. – Technical Approval issued - Forwarded for further action - Reg.

Ref : 1. Application (Reference No.Q6QTUNPV/2025) received through Single Window Portal from Tmt. K. PRABHAVATHI,Dated: 14.07.2025.

2. Joint Director, Agriculture and Welfare Department, Chengalpattu NOC Letter Moo.Mu.Ka.No.E2/5315/2025Dt: 05.08.2025

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

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

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

6. 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.

7. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020

8. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

9. Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).

10. Letter Roc No.320/2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).

11. G.O. No.53, Housing and Urban Development Department[UD4(1)], Dated: 28.02.2024
12. Tamil Nadu Government Gazette No.28] Part – II, Section 2 Dt: 10.07.2024

13. Demand raised for payment of Centage, display board charges, Development Charges, Sub-division charges, Satellite Town Charges, OSR Charges and Flag day fund charges respectively
dated on 12.08.2025 & 13.08.2025

14. Payment of Scrutiny Charge, Centage, Display board charges, Development Charges, Sub-division charges, Satellite Town Charges, OSR and Flag day fund charges received from the
applicant respectively on Dt :14.07.2025, 14.08.2025&16.08.2025

15. 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 Sub-division layout vide under reference 1st cited above.
On receipt of payment of charges such as Scrutiny Charge, Centage charge, Display board charge, Sub-division charge, Development Charges, Satellite Town Charges, OSR Charges and Flag
Day fund Charges vide reference 14th cited above, the technical Approval is assigned as SWP/DTCP/Chengalpattu District - LAYOUT No.208/2025.

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection. 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 TamilNilam / Collabland website.
5. As per the G.O in the reference 5th 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. With reference to the 6th, 7th and 8th 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”.

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. With reference to the 9th cited and 10th 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.

4. 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.

5. 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.

6. 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.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 1050.00Sq.m.
No. of Plots :07 Nos.

The fees/charges collected from the applicant are as follows:
1. Scrutiny Fee - Rs.1,575/-, Payment Receipt No. 2025071450493, Transaction ID : 0467691208120, Dt: 14.07.2025.
2. Display Board Charges – Rs.10,000/-,Payment Receipt No. 2025081450493, Transaction ID : 8793532652633, Dt: 14.08.2025.
3. Centage Fee – Rs.2,400/-, E-Challan No : 20250814006665, Dt: 14.08.2025
4. Sub-division Fee – Rs.3,200/-, Payment Receipt No. 2025081450493, Transaction ID : 8793532652633, Dt: 14.08.2025.
5. Satellite Town Fee – Rs.26,500/-, Payment Receipt No. 2025081450493, Transaction ID : 8793532652633, Dt: 14.08.2025.
6. Development Fee - Rs.4,500/-, SB Collect Ref. No.DUO4863878, Dt: 14.08.2025
7. OSR Fee – Rs.6,495/-, E-Challan No : 20250813004874, Dt: 16.08.2025
8. Flag Day Fund Fee –Rs.500/-, Receipt No: FD/FUND/1486446, Acknowledgement Ref. No:FL19627743235, Dt: 14.08.2025

Copy to :-
1. Tmt. K. PRABHAVATHI
Plot No. 9A, 10A,
Padmavathy Nagar Main Road,
Madambakkam,Tambaram,
Chennai – 600 126.
Ph : 9444161310
Email Id : rubasundar57@gmail.com

2. Tahsildar concerned (TamilNilam).
VandalurTaluk 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,
Thiruporur 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	1575	14/07/2025
2	OSR Fee		
3	Centage Charges	2400.00	14/08/2025
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	3200.00	14/08/2025

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

Chengalpattu District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Chengalpattu
Date:2025.08.18 16:53:47