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Layout Application - Final Approval Letter

Roc No: 1/2024-2025 Date: 11/1/24 3:30 PM

From:

Village Panchayat

Sathanajeri

To :

USHA G
Door No.B-18, 4th Floor, PA Towers, EVR
Periyar Salai, Kilpauk, Chennai-600 010

Online Application Number: G6C0NGPA

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Kancheepuram District - Formation to an extent of 0.72
Acre(2900.0 Sq.m) in the Land Bearing of S.F.No.225/24,225/25,225/26 & 225/27 Sathanancherry Village / Panchayat,
Uthiramerur Taluk and Panchayat Union, Kancheepuram District - Technical Approval issued - Reg.

Ref :

1 Online Application No. G6C0NGPA by Tmt G.Usha through online, Dated: 05.03.2024.
2 District Town and country planning Office, Kancheepuram District through online Road pattern issued on dated: 16.04..2024.
3 The Joint Director, Agriculture Department NOC Letter No. MU.MU.614/2024/C2 , Dated: 01.02.2024.
4 (Circular).Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai
5 Tmt G.Usha through online , Dated: 09.05.2024. (Gift deed document No .2924/2024 , dated: 07.05.2024.
6 G.O.(Ms) No.138, Housing and Urban Development Department, Dated: 04.06.2004
7 G.O.(Ms) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
8 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.
9 G.O.(Ms)No.181, Housing and Urban Development Department, Dated: 09.12.2020.
10 G.O.(Ms)No.141, Housing and Urban Development Department, Dated: 23.09.2020
11 Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12 Circular Roc No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai.
13 Circular Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai.
14 Demand payment requested through online, Dated: 20.05.2024
15 Demand received through online , Dated: 22.05.2024 .
16. Circular Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai.
17. Local Body Demand payment requested through online, Dated: 05.10.2024
18. Local Body Demand received through online , Dated: 07-10-2024
The fees/charges collected from the applicant are as follows:
Scrutiny Fee: Rs. 4350/- Date; 05.03.2024.
Centage Charges: Rs. 5,400/- Date – 21.05.2024.
Display board Charges: Rs.10,000/- Date – 21.05.2024.
Armed Force Flag Day fund : Rs.1500/- Date – 20.06.2024
Local Body Demand Fee:26000/- Date-07-10-2024
Land use conversion charges : Rs.18000 Date-07-10-2024

Body:

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 5th cited above, and on receipt of payment of charges such as Centage, Scrutiny fees and Display board Deposit, Localbody demand fees vide reference 18th cited above, the Technical Approval is issued to the mentioned layout subject to the following conditions:
1. The Technical Approval/ Planning Permission is issued to the above mentioned layout and the number is assigned as SWP/DTCP/Kancheepuram District -LAYOUT No. 84/2024.
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.
1) 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.
2) 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.
3) 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.
4) 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.
5) 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.
6) The petitioner must strictly follow the allotment conditions mentioned by the Deputy Director / Member Secretary, Kanchipuram Local Planning Committee vide their letter dated

G6C0NGPA /2024/TCP dated 05.03.2024.
7) 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.
8) Corners of plots located at the junction of two roads should be constructed with the turn shown on the approved map.
9) 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.
10) Electricity poles should be buried along the road and street lights should be installed.
11) Drains should be properly arranged for rainwater to escape.
6. The fees/charges collected from the applicant are as follows:
Scrutiny Fee: Rs. 4350/- Date; 05.03.2024.
Centage Charges: Rs. 5,400/- Date – 21.05.2024.
Display board Charges: Rs.10,000/- Date – 21.05.2024.
Armed Force Flag Day fund : Rs.1500/- Date – 20.06.2024

Copy to:
1. Tmt G.Usha, Door No.B-18, 4th Floor, PA Towers, EVR Periyar Salai, Kilpauk, Chennai – 600 010.
2. Tahsildar concerned (TamilNilam). Uthiramerur Taluk, 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. Sub Registrar, Walajabad Registrar Office, Kancheepuram District
5) Joint Director / Deputy Director / Assistant Director No.33/I 95, kotrampalayam Street, Old Employment Office

Village

Signature valid

Signed by: Village Panchayat President
Location:Kancheepuram
Date:2024.11.01 15:30:15



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

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