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Town and Country Planning Department(Planning Permission)

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

ROC No. RH0XQ34B/2024/TCP

Date : 20/12/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Executive Officer,
Thirukalukundram Town Panchayat,
ThirukalukundramTaluk,
Chengalpattu District.

Sir/ Madam,

Sub : District Town and Country Planning office Chengalpattu District- Residential Layout– Formation of residential layout in Chengalpattu District, ThirukalukundramTaluk and Town Panchayat, Mangalam 'B'Village in the Land Bearing S.No.53/5Bto an extent of 7247.00sq.m–Layout Technical Approval issued - Forwarded for further action - Reg.

Ref : 1 Application (Reference No.RH0XQ34B) received through Single Window Portal from Thiru. A. BALASUBBIRAMANIAN. Dated:30.11.2024.

2 Road pattern plan approved by the District Town and country planning Office, dated: 12.12.2024

3 Joint Director, Agriculture and Welfare Department, Chengalpattu NOC Letter Mu.Mu.Ka.No.E2/9103/2024Dt: 06.12.2024

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

5 Gift deed document No.9665/2024 dated: 14.12.2024 Uploaded by the Applicant Thiru. A. BALASUBBIRAMANIANDt: 19.12.2024

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

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

8 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.

9 G.O. 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 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 G.O. No.53, Housing and Urban Development Department[UD4(1)], Dated: 28.02.2024

14 Tamil Nadu Government Gazette No.28] Part – II, Section 2 Dt: 10.07.2024

15 Demand raised for payment of Centage, display board charges, Development Charges, Sub-division charges respectively dated on 19.12.2024 &
OSR-Guideline Value Charges Dated : 12.12.2024

16 Payment of Centage, display board charges, Sub-division charges, Development Charges received from the applicant respectively on
Dt : 19.12.2024& Scrutiny fee Charges Dt: 30.11.2024 OSR-Guideline Value Charges Dt : 18.12.2024

17 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 layout vide under reference 1st cited above. The
application was processed and letter issued directing applicant to handover the land earmarked for road, park, Public purpose of local body and
TANGEDCO to the appropriate authority vide reference 2nd cited above. On receiving the gift deed soft copy vide reference 5th cited above and On
receipt of payment of charges such as Centage charges,Display board charges, Sub-division charges, Development Charges and OSR Charges vide
reference 16th cited above, the technical Approval is assigned as SWP/DTCP/Chengalpattu District -LAYOUT No.291/2024.

The approved Layout plan is enclosed herewith for taking further action in the regard. The applicant should submit the original Gift deed of 5th cited
above to the concerned local body.

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 7th 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 9th and 10th 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 11th cited and 12th 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.

Head of Account:
0217 Urban Development - 60 other Urban Development Schemes -
800 other Receipts - AS Receipts under Land Use Conversion Charges-
227 Non Taxation fees - 09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 7247.00Sq.m
No. of Plots : 54 Nos.
Gifted over to Local Body :
Layout Road & Splay Extent : 1901.61Sq.m.
Public Purpose : 29.93Sq.m(0.56%)
TANGEDCO Purpose : 32.49Sq.m(0.61 %)

The fees/charges collected from the applicant are as follows:

1. Scrutiny Fee -Rs.10,871/- Payment Receipt No.2024113038575
Transaction ID :7015857634939 Dt: 30.11.2024

2. Display Board Charges – Rs.10,000/- Payment Receipt No.2024121938575
Transaction ID :6036829537845 Dt: 19.12.2024

3. Centage Fee – Rs.16,500/- Payment Receipt No.2024121938575
Transaction ID :6036829537845 Dt: 19.12.2024

4. Sub-division Fee – Rs.22,000/- Payment Receipt No.2024121938575

Transaction ID :6036829537845 Dt: 19.12.2024

5. Development Fee – Rs.28,988/- Payment Receipt No.2024121938575
Transaction ID :6036829537845 Dt: 19.12.2024

6. OSR Fee – Rs.15,91,967/- Payment Receipt No.2024121838575
Transaction ID :9950423594813 Dt: 18.12.2024

Copy to :-

1. Thiru. A. BALASUBBIRAMANIAN
No.T.31, Gnanaolivoo Street,
Thiru Nagar, Jafarkhanpet,
Ashok Nagar, Kodambakkam,
Mambalam, Chennai – 600 083.
Ph : 9841070310

2. Tahsildar concerned (TamilNilam).
ThirukalukundramTaluk 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,
ThirukalukundramRegistrar 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	10871	30/11/2024
2	OSR Fee	1591967	18/12/2024
3	Centage Charges	16500.00	19/12/2024
4	Development Charges	28988.00	19/12/2024
5	Display Board Charges	10000.00	19/12/2024
6	Satellite town charge		
7	Sub Division Charge	22000.00	19/12/2024

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

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

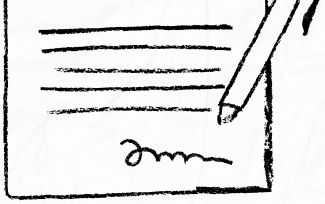
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

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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