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Town and Country Planning Department(Planning Permission)

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

ROC No. YR9MUJQC/2024/TCP

Date : 13/11/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Vaipoor Panchayat, Vanchuvanchery village,
Kundrathur Taluk,
Kancheepuram District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning office Kancheepuram District - Kancheepuram District, Kundrathur Taluk, Vaipoor Panchayat, Vanchuvanchery village, S.F.Nos.28/1, 28/2, 28/3, 28/4, 29/1, 29/2, 30/2, 31/1, 33/2, 33/4, 33/6, 33/7, 34/1, 34/2, 35/1, 35/2, 35/3, 36/1, 36/2, 36/3, 36/6A2, 36/6B, 36/7A, 36/7B, 38/2, 40/9, 42/3, 42/4, 43, 44/1, 44/2, 44/3, 45/1A, 45/1B1, 45/1B2, 45/2, 45/3, 45/4, 45/5, 45/6, 45/7, 45/8, 45/9, 45/11, 45/14, 48/2, 48/3, 48/4A, 48/4B, 48/4C, 48/5A, 48/5B, 49/1, 49/2, 49/3, 49/4, 49/5, 49/6, 49/7, 49/8, 49/9, 49/10A, 49/10B, 50/1, 50/2, 50/3, 50/4, 50/5, 50/6, 50/7, 51/1A1, 51/1A2, 51/1B, 51/2, 51/3, 51/4, 51/5, 51/6, 51/7, 51/8, 51/9, 51/10, 52/1, 52/2, 52/3, 52/4, 53/1, 53/2, 54/1, 54/2A, 54/2B, 54/3, 55/1, 55/2, 55/3, 56, 57/1, 57/2, 57/3, 57/4A, 57/4B, 57/5, 57/6, 57/7, 57/8, 57/9, 57/10, 57/11, 58, 59/1A, 59/1B, 59/1C, 59/2A, 59/2B, 59/3, 59/4, 59/5, 59/6, 59/7, 59/8A, 59/8B, 59/9, 59/10, 59/11, 59/12A, 59/12B, 60/1, 60/2, 60/3, 60/4A, 60/4B, 60/5, 60/6, 60/7, 60/8A, 60/8B, 60/8C, 60/9, 60/10A, 60/10B, 60/11A, 60/11B, 61/1, 61/2, 61/3, 61/4, 61/5A, 61/5B, 61/6A, 61/6B, 61/7, 61/8, 62/1, 62/2, 62/3, 62/4, 62/5, 62/6, 62/7, 62/8, 62/9, 62/10, 62/11, 63/1, 63/2, 63/3, 63/4, 63/5, 63/6, 63/7, 63/8, 63/9, 63/10, 63/11, 68/27, 68/28A, 68/28B, 68/29, 68/30, 68/31A, 68/31B, 68/32, 69/1, 69/2, 69/3A, 69/3B, 69/4, 69/5, 69/6, 69/7, 69/8, 69/9, 69/10, 69/11, 69/12, 69/13, 69/14, 69/15A, 69/15B, 69/16, 69/17, 69/18, 69/19, 69/20, 69/21A, 69/21B, 69/22A, 69/22B, 69/23, 69/24, 69/25, 69/26, 69/27, 69/28, 69/29, 69/30, 69/31, 69/32, 69/33, 69/34, 69/35, 69/36, 69/37, 69/38, 69/39, 70/1, 70/2A, 70/2B, 70/3, 70/4, 70/5, 70/6, 70/7, 70/8, 70/9, 70/10, 70/11, 70/12, 70/13, 70/14, 70/15, 70/16, 70/17, 70/18, 70/19, 70/20A, 70/20B, 70/21, 70/22 – Site Extent – 35.01 Acres (141685.00 sq.m) – Layout Plot Pattern Concurrence issued - Regarding.

Ref :
1. Director of Town and Country Planning, Chennai, Technical Concurrence issued for the online application No. YR9MUJQC / 2024 / TCP5,
Dated: 09.11.2024
2. M/s.South Moon Developers Private Limited, Online Application No.YR9MUJQC / 2024 / TCP5, Dated: 09.12.2023. 29.04.2024,
09.06.2024,04.07.2024 , .07.2024 & 29.09.2024
3. The Deputy Director (i/c) / Assistant Director, Kancheepuram District Town and Country Planning office, Inspection Report Dated:14.12.2023.
4. Online Application No.YR9MUJQC / 2024 / TCP5, dated:31.07.2024 (Road pattern issued)
5. Applicant M/s.South Moon Developers Private Limited, Gift Deed No.11092/2024, Dated:25.09.2024
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, Municipal Administration &Water Supply department, dated: 04/02/2019
9. G.O.(Ms.)No.16, Municipal Administration &Water Supply department, dated: 31/01/2020.
10. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(3)], dated 23-09-2020
11. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated 09-12-2020 and G.O.(Ms.)No.141, Housing and Urban Development
[UD 4(1)], dated 16-07-2022

12. Letter No: 19113/UD4(3)/2017-1, Housing and Urban Development department dated: 30-08-2017
13. Circular ROC No: 13686/2017/LA-1, dated 08-09-2017 of Director of Town and Country Planning.
14. District Collector, Kancheepuram, Wetland NOC letter no.D.Dis.COLKPM/5310/2023/B, Dated:22.01.2024 & D.Dis. 24901/2019/B3,
Dated:28.09.2022.
15. Executive Engineer, PWD, WRD, Keezhpalaru Basin Division, Kancheepuram Letter No.Ivaa1/Ko.28 (NOC-Culvert-Vanjuvancheri) /2024,
Dated:04.01.2024 & 24.04.2024
16. Demand payment Request Letter through online,
Dated: 08.10.2024
17. M/s.South Moon Developers Private Limited, Letter Dated: 09.11.2024 (Demand payment paid)

ORDER:-
The online application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, this
proposal has been forwarded to The Director of Town and Country Planning, Chennai to get Technical Concurrence. After the perusal of the
Director of Town and Country Planning, Chennai the applicant was directed to handover the portion of land earmarked for roads, public
purposes meant for local body and TANGEDCO vide reference 4th cited above.
1. On receipt of gift deeds soft copy vide reference 5th cited above, Technical Concurrence was issued for the Residential Layout in
Kancheepuram District, Kundrathur Taluk, Vaipoor Panchayat, Vanchuvanchery village, S.F.Nos.28/1, 28/2, 28/3, 28/4, 29/1, 29/2, 30/2, 31/1,
33/2, 33/4, 33/6, 33/7, 34/1, 34/2, 35/1, 35/2, 35/3, 36/1, 36/2, 36/3, 36/6A2, 36/6B, 36/7A, 36/7B, 38/2, 40/9, 42/3, 42/4, 43, 44/1, 44/2, 44/3,
45/1A, 45/1B1, 45/1B2, 45/2, 45/3, 45/4, 45/5, 45/6, 45/7, 45/8, 45/9, 45/11, 45/14, 48/2, 48/3, 48/4A, 48/4B, 48/4C, 48/5A, 48/5B, 49/1, 49/2,
49/3, 49/4, 49/5, 49/6, 49/7, 49/8, 49/9, 49/10A, 49/10B, 50/1, 50/2, 50/3, 50/4, 50/5, 50/6, 50/7, 51/1A1, 51/1A2, 51/1B, 51/2, 51/3, 51/4, 51/5,
51/6, 51/7, 51/8, 51/9, 51/10, 52/1, 52/2, 52/3, 52/4, 53/1, 53/2, 54/1, 54/2A, 54/2B, 54/3, 55/1, 55/2, 55/3, 56, 57/1, 57/2, 57/3, 57/4A, 57/4B,
57/5, 57/6, 57/7, 57/8, 57/9, 57/10, 57/11, 58, 59/1A, 59/1B, 59/1C, 59/2A, 59/2B, 59/3, 59/4, 59/5, 59/6, 59/7, 59/8A, 59/8B, 59/9, 59/10, 59/11,
59/12A, 59/12B, 60/1, 60/2, 60/3, 60/4A, 60/4B, 60/5, 60/6, 60/7, 60/8A, 60/8B, 60/8C, 60/9, 60/10A, 60/10B, 60/11A, 60/11B, 61/1, 61/2, 61/3,
61/4, 61/5A, 61/5B, 61/6A, 61/6B, 61/7, 61/8, 62/1, 62/2, 62/3, 62/4, 62/5, 62/6, 62/7, 62/8, 62/9, 62/10, 62/11, 63/1, 63/2, 63/3, 63/4, 63/5,
63/6, 63/7, 63/8, 63/9, 63/10, 63/11, 68/27, 68/28A, 68/28B, 68/29, 68/30, 68/31A, 68/31B, 68/32, 69/1, 69/2, 69/3A, 69/3B, 69/4, 69/5, 69/6,
69/7, 69/8, 69/9, 69/10, 69/11, 69/12, 69/13, 69/14, 69/15A, 69/15B, 69/16, 69/17, 69/18, 69/19, 69/20, 69/21A, 69/21B, 69/22A, 69/22B, 69/23,
69/24, 69/25, 69/26, 69/27, 69/28, 69/29, 69/30, 69/31, 69/32, 69/33, 69/34, 69/35, 69/36, 69/37, 69/38, 69/39, 70/1, 70/2A, 70/2B, 70/3, 70/4,
70/5, 70/6, 70/7, 70/8, 70/9, 70/10, 70/11, 70/12, 70/13, 70/14, 70/15, 70/16, 70/17, 70/18, 70/19, 70/20A, 70/20B, 70/21, 70/22 – Site Extent –
35.01 Acres (141685.00 sq.m) and numbered as LP/DTCP No. 69 /2024 by the Director of Town and Country Planning, Chennai as
per the letter 1st cited, under section 47 (A) of Town and Country Planning Act 1971. After obtaining the Technical Concurrence from The
Director of Town and Country Planning, necessary fees are demanded to the applicant vide reference 17th cited as per GO'S and circular cited
in reference 6 to 13 and on receipt of payment of charges such as Centage, Scrutiny fees and Display board Deposit, Armed Forces Flag Day
Fund vide reference 18th cited above, the Proposal has been forwarded to the local body for further action subject to the following conditions:
2. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective
Acts. 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.
3. After issuing the final approval duly following the procedure, the local body is requested to send a copy of final approval to this office.

4. Also, the local body is requested to send a copy of approved layout, to the registration department and to the department of survey and
land records for appropriate action/information
5. The sub-ordinate office is directed to send the letter of acknowledgement towards the receipt of layout drawings along with conditions.

6. If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000 /- per plot and
3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the
reference 7th cited above. The payment of charges shall be made under the following head of account.

Head of Account:
“0217 Urban Development - 60 other Urban
Development Schemes - 800 other Receipts - AS
Receipts under Land Use Conversion Charges-27”
Non Taxation fees - 09 Collections
(DPC: 0217-60-800-AS 22709)”.

SPECIAL CONDITIONS:
1. With reference to the 8th, 9th and 11th 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 12th cited and 13th 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. The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective
acts.
6. The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued
shall be forwarded to this office for record.
The acknowledgement of the receipt of this proceedings and drawing shall be forwarded to this office through mail.
7. The Directorate of Town and Country Planning has not legally certified the title to the ownership by granting technical clearance and
planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application
(lease deed, sale deed, gift deed, etc) Any person wishing to purchase the property must individually assert ownership of the property to the
applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate

competent court. The Directorate
of Town and Country Planning is not the right organization to decide this.
8. Conditions stipulated in the District Collector, Kancheepuram, Wetland NOC letters mentioned in the reference 14th cited must be
fulfilled scrupulously.
9. Conditions stipulated in the Executive Engineer, PWD, WRD, Keezhpalaru Basin Division, Kancheepuram Letter mentioned in the reference
15th cited must be fulfilled scrupulously.

10. The fees/charges collected from the applicant are as follows:
Scrutiny Fees : Rs.2,16,908/- Date – 09.12.2023
Centage Charge : Rs.1,95,000/- Date – 09.11.2024
Display board Charge : Rs.10,000/- Date – 09.11.2024
Development Charges : Rs.7,08,450/- Date – 09.11.2024
Armed Forces Flag Day Fund : Rs.40,000/- Date – 13.11.2024

Encl:
Plot pattern map

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

To:
The President,
Vaipoor Panchayat, Vanchuvanchery village,
Kundrathur Taluk,
Kancheepuram District.

Copy to:-

1. M/s.South Moon Developers Private Limited,
No.1, V-Block, Lotus Colony 2nd Street,
Nandanam, Chennai - 600035
Ph.No: 7871959999.
E-mail: p.r.rajeshkumar1983@gmail.com

2. Tahsildar concerned (TamilNilam).
Kancheepuram Taluk Office,
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,
Sriperumbudur Sub Register Officer,
Kancheepuram District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	216908	09/12/2023
2	OSR Fee		
3	Centage Charges	195000.00	09/11/2024
4	Development Charges	708450.00	09/11/2024
5	Display Board Charges	10000.00	09/11/2024
6	Satellite town charge		
7	Sub Division 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



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Home Vastu Shastra, Plot Vastu Shastra, Property Management

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