Town and Country Planning Department(Planning Permission)

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

ROC No. 6I3YD7AN/2025/TCP

Date : 26/08/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Irungattukottai 'A' Village,
Irungattukottai Panchayat,
Sriperumbudur Panchayat Union/Taluk,
Kancheepuram District

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning office Kancheepuram District - Formation of a residential layout to an extent of 15100.00 Sq.m in the Land Bearing of S.F.No: 28/1 – Irungattukottai 'A' Village, Irungattukottai Panchayat, Sriperumbudur Panchayat Union/Taluk, Kancheepuram District – Technical Approval issued - Forwarded for further action - Regarding.

Ref : 1 Online Application No: 6I3YD7AN, M/s. KEYSTONE SPACES CS SANTHOSHRAJ AND KAUSHABH GPA, through online Dated: 24.07.2025.
2 District Town and Country Planning Office, Kancheepuram District Road Pattern issued through online dated.14.08.2025.
3 Joint Director(i/c), Agriculture Department, Kancheepuram, Dryland NOC letter No.C2/6I3YD7AN /2025, Dated: 31.07.2025.
4 Circular Roc. No. 19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
5 M/s. KEYSTONE SPACES CS SANTHOSHRAJ AND KAUSHABH GPA, Document received through online Dated: 22.08.2025. (Gift deed
document No.10587/2025, Dated: 20.08.2025).
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 G.O.(Ms).No.53, Housing and Urban Development Department, Dated: 28.02.2024. (Gazette Published on 10.07.2024).
12 Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
13 Circular Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
14 Circular Roc No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai.
15 Circular Roc No.320/2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai.
16 Circular Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai.
17 Demand requested through online, Dated: 25.08.2025
18 Payment received through online, Dated: 24.07.2025, 26.08.2025.

ORDER:-
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 and public purposes meant for local body and TANGEDCO vide reference
2nd cited above.

On receipt of gift deed vide reference 5th cited above, and on receipt of payment of charges such as Scrutiny fee, Centage charge, Display
board Deposit, Armed Forces Flag Day Fund, Sub Division Charges and Development Charges vide reference 18th cited above, the Technical
Approval is issued to the mentioned layout subject to the following conditions:

1. The Technical Approval is issued to the above mentioned layout and the number is assigned as SWP/L.P/D.DTCP/Kancheepuram District - LAYOUT No.144/2025.
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 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. (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.
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)”

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

Scrutiny Fees : Rs.22,650/- Date – 24.07.2025,
Centage Charge
Challan Number - 20250826006409 : Rs.27,000/- Date – 26.08.2025
Display board Charge : Rs.10,000/- Date – 26.08.2025
Subdivision Charges : Rs. 36,000/- Date – 26.08.2025
Development Charges : Rs. 75,500/- Date – 26.08.2025
Armed Forces Flag Day Fund : Rs.7,000/- Date – 26.08.2025

To:
The President,
Irungattukottai 'A' Village,
Irungattukottai Panchayat,
Sriperumbudur Panchayat Union/Taluk,
Kancheepuram District

Copy to:

1. M/s. KEYSTONE SPACES CS SANTHOSHRAJ AND KAUSHABH GPA,
No. 64/2, 1B, Pulla Avenue,
Aminjikarai,
Chennai – 600 030.
Mobile Number: 99627 00111.
Email Id - yuvaraj@keystonespaces.in

2. Tasildar Concerned (Tamil Nilam)
Sriperumbudur Taluk,
Kancheepuram District.

3. 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	22650	24/07/2025
2	OSR Fee		
3	Centage Charges	27000.00	26/08/2025
4	Development Charges	75500.00	26/08/2025
5	Display Board Charges	10000.00	26/08/2025
6	Satellite town charge		
7	Sub Division Charge	36000.00	26/08/2025

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

Kancheepuram District.

Enclosure

1.Layout original map and Condition – 2 set

Signature Not Verified

Signed by: Deputy Director
Location:Kancheepuram
Date:2025.08.26 19:41:05