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Town and Country Planning Department(Planning Permission)

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

ROC No. GZ6P3UQE/2025/TCP Date : 28/03/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Kalvoy Panchayat,
Kattankulathur Panchayat Union,
Vandalur Taluk,
Chengalpattu District.

Sir/ Madam,

Sub : District Town and Country Planning office Chengalpattu District- Residential Layout –Chengalpattu District, Vandalur Taluk, Kattankulathur Panchayat Union, Kalvoy Panchayat and Village in the Land Bearing S.Nos.391/1L, 391/1M, 391/2G, 391/2H & 391/2I to an extent of 9700.00 Sq.m – Technical Approval issued - Forwarded for further action - Reg.

Ref : 1. Application (Reference No.GZ6P3UQE) received through Single Window Portal from Thiru. MANOHAR GOVINDASAMY Dated: 24.02.2025.

2. Road pattern plan approved by the District Town and country planning Office, dated: 14.03.2025.

3 Joint Director, Agriculture and Welfare Department, Chengalpattu NOC Letter Mu.Mu.Ka.No.E2/1896/2025 Dt: 10.03.2025

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

5 Gift deed document No.6338/2025 dated.15.03.2025 Uploaded by the Applicant Thiru. MANOHAR GOVINDASAMY, Dt: 21.03.2025.

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, Satellite Town Charges and Sub-division charges respectively
dated on 21.03.2025 & OSR-Guideline Value Charges Dated : 14.03.2025

16 Payment of Centage, Display board charges, Satellite Town Charges, Development Charges and Sub-division charges received
from the applicant respectively on Dt : 26.03.2025 & Scrutiny fee Charges Dt: 24.02.2025.

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, Satellite Town Charges, Sub-division charges and Development Charges vide reference 16th cited above, the technical Approval
is assigned as SWP/DTCP/Chengalpattu District -LAYOUT No.64/2025.

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 7th, 8th 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 10th cited and 11th 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. The conditions imposed by the District Collector letter in the reference 3rd cited should be followed by the applicant

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 9700.00 Sq.m
No. of Plots : 60 Nos & Owner's Use -1
Gifted over to Local Body :
Layout Road & Splay Extent : 2702.00 Sq.m.
Public Purpose : 44.3 Sq.m (0.63 %)
TANGEDCO Purpose : 42.7 Sq.m (0.61 %)

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

1. Scrutiny Fee - Rs.14,477/- Payment Receipt No. 2025022442985
Transaction ID : 7683164381125 Dt: 24.02.2025.

2. Display Board Charges – Rs.10,000/- Payment Receipt No. 2025032642985
Transaction ID : 5687422176123 Dt: 26.03.2025.

3. Centage Fee – Rs.21,000/- Payment Receipt No. 2025032642985
Transaction ID : 5687422176123 Dt: 26.03.2025

4. Sub-division Fee – Rs.28,000/- Payment Receipt No. 2025032642985
Transaction ID : 5687422176123 Dt: 26.03.2025.

5. Satellite Town Fee – Rs.2,43,000/- Payment Receipt No. 2025032642985
Transaction ID : 5687422176123 Dt: 26.03.2025.

6. OSR Fee – Rs.8,90,117/- Payment Receipt No. 2025032142985
Transaction ID : 0189444153627 Dt: 21.03.2025.

7. Development Fee – Rs.39,000/- SB Collect Ref. No. DUN9161389
Dt: 26.03.2025.

Assistant Director
District Town and Country Planning Office,
Chengalpattu District.

To:-
The President,
Kalvoy Panchayat,
Kattankulathur Panchayat Union,
Vandalur Taluk,
Chengalpattu District.

Copy to :-

1. Thiru. V. Manohar &
Thiru. K. Govindasamy,
No.19, Dharmaraja Kovil Street,
Sholinganallur – 600 119.
Ph : 9941278900

2. Tahsildar concerned (TamilNilam).
Vandalur Taluk 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	14477	24/02/2025
2	OSR Fee	890117	21/03/2025
3	Centage Charges	21000.00	26/03/2025
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	28000.00	26/03/2025

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

Chengalpattu District.

Enclosure

1.Layout original map and Condition – 2 set



our services doesn't just end there

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Legal & Documentation Services

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

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

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

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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

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

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