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Town and Country Planning Department(Planning Permission)

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

ROC No. O3NB76KR/2023/TCP Date : 10/08/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Commissioner,
Maraimalai Nagar Municipality,
Chengalpattu Taluk,
Chengalpattu District.

Sir/ Madam,

Sub : District Town and Country Planning office Chengalpattu District- Residential Layout - Conversion of School Site in to Residential Layout in existing approved layout L.P./DTCP No.56/2010 and extent on 27448.00 Sq.Ft. in the Land Bearing S.No.109/5 of Chengalpattu District and Taluk and Maraimalai Nagar Municipality, Sattamangalam Village of - Technical Approval issued - Forwarded for further action - Reg.

Ref : 1 Application (Reference No. O3NB76KR) received through Single Window Portal from Tmt. J. Vijayalakshmi, Ms. J. Nandhini, Ms. J. Jayavanthi & Ms.
J. Vedhika, Dated: 24.05.2023.

2 Road pattern plan approved by the District Town and country planning Office, dated: 26.06.2023.

3 Forest Range Officer, Chengalpattu Range, Chengalpattu Letter C.No.242/2008 Dt: 26.09.2008.

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

5 Gift deed document No.11218/2023 dated: 19.07.2023 Uploaded by the Applicant Tmt. J. Vijayalakshmi & 3 Others, Dt : 28.07.2023 and
Rectification Gift deed Document No.11783/2023 Dt : 31.07.2023 Uploaded by the Applicant Tmt. J. Vijayalakshmi & 3 Others, Dt : 07.08.2023

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: 16.07.2022

10 G.O. 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 Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).

13 Letter Roc No.320/2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).

14 Demand raised for payment of Centage and display board charges respectively dated : 07.08.2023

15 Payment of Centage and Display board charges received from the applicant respectively on 07.08.2023

16 Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular).

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, 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 charges, Display board charges vide
reference 15th cited above, the Technical Approval is assigned as SWP/DTCP/Chengalpattu District -LAYOUT No.174/2023.

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.

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

1. Scrutiny Fee - Rs.3,825/- Payment Receipt No. 2023052412067

Transaction ID : 2093012079138 Dt: 24.05.2023

2. Display Board Charges – Rs.10,000/- Payment Receipt No. 2023080712067
Transaction ID : 2035489370318 Dt: 07.08.2023

3. Centage Fee – Rs.6,900/- Payment Receipt. 2023080712067
Transaction ID : 2035489370318 Dt: 07.08.2023

Copy To:

1. Tmt. J. VIJAYALAKSHMI, Ms. J. NANTHINI,
   Ms. J. VETHIKA & Ms. J. JAYAVANTHI
   Old No-7, New No-7,
   First Floor, MM Ramasamy Street,
   Jaferkhanpet,
   Ashok Nagar, Saidapet,
   Chennai-600083.
   Ph : 9841292166

2. Tahsildar concerned (TamilNilam).
   Chengalpattu 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,
   Chengalpattu Joint-II Registrar Office,
   Chengalpattu District.

5. Assistant Director (Land Survey)
   Collectorate Campus,
   Chengalpattu District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	3825	24/05/2023
2	OSR Fee		
3	Centage Charges	6900.00	07/08/2023
4	Development Charges		
5	Display Board Charges	10000.00	07/08/2023
6	Satellite town charge		

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

Chengalpattu District.

Enclosure

1.Layout original map and Condition – 2 set

Document certified by Raghul Kumar.

Signed by: Assistant Director
Location: Chengalpattu
Date: 2023.08.10 15:01:04



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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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Chennai, India

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