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Town and Country Planning Department(Planning Permission)

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

ROC No. 90NEA6OT/2025/TCP

Date : 13/02/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Valluvapakkam Village,
Muthayalpettai Panchayat,
Walajabad Panchayat Union,
Walajabad 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 6150.00 sq.m in the Land Bearing of S.Nos. 163/2A, 163/2B1 & 163/2B2– Valluvapakkam Village, Muthayalpettai Panchayat, Walajabad Panchayat Union / Taluk, Kancheepuram District – Technical Approval issued - Forwarded for further action - Regarding.

Ref : 1 Online Application No. 90NEA6OT, Thiru. G.Muthupachaiyappan, through online Dated: 30.12.2024.
2 District Town and Country Planning Office, Kancheepuram District Road Pattern issued through online dated.13.01.2025.
3 Joint Director, Agriculture Department, Kancheepuram, Dryland NOC letter Mu.Mu.No.8348/ 2024/C2, Dated: 22.11.2024
4 Circular Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
5 Thiru. G.Muthupachaiyappan, document received through online Dated: 23.01.2025. (Road Gift deed document No.356/2025, dt:22.01.2025).
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.
12 Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
13 Circular Roc No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai.
14. Circular Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai.
15 Circular Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai.
17 Demand requested through online, Dated:13.01.2025 & 25.01.2025
18 Payment received through online, Dated: 30.12.2024, 23.01.2025 & 27.01.2025

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 deeds vide reference 5th cited above, and on receipt of payment of charges such as OSR Fees, Centage, Scrutiny fees,
Display board Deposit, Flag day fund, Subdivision 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 given issued to the above mentioned layout and the number is assigned as SWP/D.DTCP/Kancheepuram District -
LAYOUT No.12/2025 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.
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. The conditions imposed in the JD Agricultural Department NOC cited in the Reference No.3 should be followed

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. 9,222/- Date – 30.12.2024
OSR Charges : Rs.4,70,310/- Date – 23.01.2025
Centage Charge : Rs. 13,500/- Date – 27.01.2025
Display board Charge : Rs.10,000/- Date – 27.01.2025
Development Chagres : Rs. 30,750/- Date – 27.01.2025
Subdivision Chagres : Rs.18,000/- Date – 27.01.2025
Armed Forces Flag Day Fund : Rs.3,000/- Date – 27.01.2025
To:
The President,
Valluvapakkam Village,
Muthayalpettai Panchayat,
Walajabad Panchayat Union,
Walajabad Taluk,
Kancheepuram District.
Copy to:
1. Thiru. G Muthupachaiyappan,
No. 79, Mela Street, Iyyampet Village,
Walajabad, Kancheepuram- 631 601.

2. Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.

3. Sub Registrar,
Walajabad Sub Registrar Office,
Kancheepuram District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	9222	30/12/2024
2	OSR Fee	470310	23/01/2025
3	Centage Charges	13500.00	27/01/2025
4	Development Charges	30750.00	27/01/2025
5	Display Board Charges	10000.00	27/01/2025
6	Satellite town charge		
7	Sub Division Charge	18000.00	27/01/2025

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 valid

Signed by: Deputy Director
Location:Kancheepuram
Date:2025.02.13 17:37:40



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.

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NRI & Investment Services

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Compliance & Special Services

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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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Chennai, India

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