Town and Country Planning Department(Planning Permission)

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

ROC No. 5PNY336X/2024/TCP

Date : 25/03/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

1. The President,
Sirukalathur Village,
Vallam Panchayat,
Sriperumbudur Taluk / Panchayat Union,
Kancheepuram District.

Sir/ Madam,

2. The President,
Vadakal Panchayat,
Vadakal 'B' Village,
Sriperumbudur Taluk / Panchayat Union,
Kancheepuram District.

Sub : Residential Layout - District Town and Country Planning office Kancheepuram District - Kancheepuram District, Sriperumbudur Taluk / Panchayat Union, Vallam Panchayat, Sirukalathur Village, S.F.Nos.34/1,2,3,4; 35/1,2,3; 36/1,2; 37/1,2A,2B; 38/1,2,3; 41/3C1,3C2; 41/5 and Sriperumbudur Panchayat Union, Vadakal Panchayat, Vadakal 'B' Village, S.F.Nos.215/1, 215/7, 215/8B & 241, Site Extent – 14.71 Acres (59500.00 sq.m) – Layout Plot Pattern Technical Concurrence received – Following that Technical Approval is issued – Regarding.

Ref : Ref : 1. Director of Town and Country Planning, Chennai, Technical Concurrence issued for the online application No. 5PNY336X, Dated:19.03.2024.
2. Applicant: Mr.S.Prabakar & Mr.M.Karthik, M/s.AS Living Spaces LLP Partner., Online Application No.5PNY336X / 2023 / TCP5, Dated:11.04.2023, 26.07.2023, 25.11.2023, 03.01.2024, 20.02.2024 & 18.03.2024
3. The Deputy Director (i/c) / Assistant Director, Kancheepuram District Town and Country Planning office, Inspection Report Dated:15.04.2023.
4. Online Application No. 5PNY336X / 2023 / TCP5, dated:02.11.2023 (Road pattern issued)
5. Applicant:M/s.AS Living Spaces LLP Partner, Gift Deed No.1438/2024 & 1439/2024, Dated:14.02.2024
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. Department of Agriculture and Farmers Welfare, Joint Director of Kancheepuram District, NOC L.Dis.No.4050/2023/E2, Dated:09.06.2023.

15.
District Collector, Kancheepuram, NOC Letter No.K.Dis.No.13841/2012/B2, Dated:10.04.2015
16. Demand payment Request Letter through online, Dated: 20.03.2024
17. Mr.S.Prabakar & Mr.M.Karthik, M/s.AS Living Spaces LLP Partner., Letter, Dated:23.03.2024.(Demand payment paid)

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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, Sriperumbudur Taluk / Panchayat Union, Vallam Panchayat, Sirukalathur Village, S.F.Nos.34/1,2,3,4; 35/1,2,3; 36/1,2; 37/1,2A,2B; 38/1,2,3; 41/3C1,3C2; 41/5 and Sriperumbudur Panchayat Union, Vadakal Panchayat, Vadakal 'B' Village, S.F.Nos.215/1, 215/7, 215/8B & 241, Site Extent – 14.71 Acres (59500.00 sq.m) and numbered as LP/DTCP No.16/2024 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 16th cited as per GO'S and circular cited in reference 6 to 12 and on receipt of payment of charges such as Centage, Scrutiny fees and Display board Deposit, Armed Forces Flag Day Fund vide reference 17th 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. 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 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. 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. With reference to the 6th and 10th cited G.O. concern District Town and Country Planning Officer should issue the Planning Permission after collection of the centage charges and other charges.
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. The conditions imposed by the District Collector letter in the reference 15th cited should be followed by the applicant.

9. The fees/charges collected from the applicant are as follows:
Scrutiny Fees : Rs.89,250/- Date – 11.04.2023
Centage Charge : Rs.1,06,500/- Date – 23.03.2024
Display board Charge : Rs.10,000/- Date – 09.03.2024
Armed Forces Flag Day Fund : Rs.22,000/- Date – 22.03.2024
Encl:
Plot pattern map

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

Copy to:-

1. Mr.S.Prabakar & M.Karthik,
M/s.AS Living Spaces LLP Partner,
Citi Tower, 4th Floor,
Door No:7, 3rd Cross Street,
Adyar, Guindy, Chennai – 600 020.
Ph.No: 9884799329,
E-mail: chellakumar@sandp.co.in

2. Tahsildar concerned (TamilNilam).
Sriperumbudur 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	89250	11/04/2023
2	OSR Fee		
3	Centage Charges	106500.00	23/03/2024
4	Development Charges		
5	Display Board Charges	10000.00	23/03/2024
6	Satellite town 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

Signature valid

Signed by: Deputy Director
Location:Kancheepuram
Date:2024.03.25 17:56:57