Town and Country Planning Department(Planning Permission)

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

ROC No. ILPWHOMH/2025/TCP

Date : 05/06/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Executive Officer,
Walajabad Village,
Walajabad Town Panchayat/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 8924.0 sqm in the Land Bearing of S.Nos: 65B/2A1A, 2A2 & 66B/2A– Walajabad Village/Town Panchayat, Walajabad Taluk, Kancheepuram District – Technical Approval issued - Forwarded for further action - Regarding.

Ref : 1 Online Application No. : ILPWHOMH, Thiru. Monish Gupta, through online Dated: 13.02.2025.

2 District Town and Country Planning Office, Kancheepuram District Road Pattern issued through online dated: 03.03.2025.
3 Joint Director, Agriculture Department, Kancheepuram, Dryland NOC letter Mu.Mu.No.9360/2024/C2, Dated: 31.12.2024.
4 Circular Roc. No. 19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
5 Thiru. Monish Gupta, Document received through online Dated: 30.05.2025. (Gift deed document No.1760/2025, Dated: 10.03.2025).
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: 31.05.2025
18 Payment received through online, Dated: 13.02.2025, 30.05.2025 & 02.06.2025.

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, OSR Charge, Centage
charge, Display board Deposit, Armed Forces 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 issued to the above mentioned layout and the number is assigned as SWP/L.P/D.DTCP/Kancheepuram District - LAYOUT No.86/2025.
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. 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. 13,386/- Date – 13.02.2025
OSR Charge : Rs. 51,07,050/- Date – 30.05.2025
Centage Charge : Rs. 21,000/- Date – 02.06.2025

Display board Charge : Rs. 10,000/- Date – 02.06.2025
Subdivision Charges : Rs. 28,000/- Date – 02.06.2025
Development Charges : Rs. 44,750/- Date – 02.06.2025
Armed Forces Flag Day Fund : Rs. 5,000/- Date – 05.06.2025

To:
The Executive Officer,
Walajabad Village,
Walajabad Town Panchayat/Taluk,
Kancheepuram District

Copy to:

1. Thiru. Monish Gupta,
Flat No: 51, Bhaiya Complex,
286, Purasawakkam High Road,
Vepery, Chennai – 600 007.
Mobile Number: 9841688881.
Email-Id: senthilxp@rediffmail.com

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 Register Officer,
Kancheepuram District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	13386	13/02/2025
2	OSR Fee	5107050	30/05/2025
3	Centage Charges	21000.00	02/06/2025
4	Development Charges	44750.00	02/06/2025
5	Display Board Charges	10000.00	02/06/2025
6	Satellite town charge		
7	Sub Division Charge	28000.00	02/06/2025

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:2025.06.05 17:21:38