Town and Country Planning Department(Planning Permission)

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

ROC No. A1JACJQE/2025/TCP

Date : 21/05/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Nellikuppam Panchayat,
Thiruporur Panchyat Union,
Thiruporur Taluk,
Chengalpattu District.

Sir/ Madam,

Sub : District Town and Country Planning office Chengalpattu District- Residential Layout –Chengalpattu District, ThiruporurTaluk and Panchayat Union, Nellikuppam Panchayat and Village in the Land Bearing S.Nos.302/3B, 3C1, 3C2, 3C3, 3C4; 303/2C1, 2C2, 3A to an extent of 7800.00 Sq.m (1.93 Acre)– Technical Approval issued - Forwarded for further action - Reg.

Ref : 1 Application (Reference No.A1JACJQE) received through Single Window Portal from Thiru. D. Murali, Thiru. D.Maran and Thiru. D Muruganandam,Dated: 19.02.2025.

2 Road pattern plan approved by the District Town and country planning Office, dated: 18.03.2025.

3 Joint Director, Agriculture and Welfare Department, Chengalpattu NOC Letter Moo.Mu.Ka.No.E2/1729/2025 Dt: 15.03.2025

4 District Forest Office, Chengalpattu Division, Kancheepuram NOC Letter K.Dis.No.D/4290/2024 Dt : 17.02.2025

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

6 Gift deed document No.7247/2025 dated.27.03.2025 Uploaded by the Applicant Thiru. D. Murali, Thiru. D. Maran and Thiru. D Muruganandam,Dt: 15.05.2025.

7 G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004

8 G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.

9 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.

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).

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

14 G.O. No.53, Housing and Urban Development Department[UD4(1)], Dated: 28.02.2024

15 Tamil Nadu Government Gazette No.28] Part – II, Section 2 Dt: 10.07.2024

16 Demand raised for payment of Centage, display board charges, Development Charges and Sub-division charges respectively dated on 16.05.2025 and OSR
Charges Dt : 18.03.2025

17 Payment of Centage, Display board charges, Development Charges, Sub-division charges received from the applicant respectively on Dt :19.05.2025 and OSR
Charges Dt : 14.05.2025 & Scrutiny fee Charges Dt: 19.02.2025.

18 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 reference2nd cited above.

On receiving the gift deed soft copy vide reference 6th cited above and On receipt of payment of charges such as Centage charges, Display board charges, Sub-
division charges, Development Charges and OSR Charges vide reference 17th cited above, the technical Approval is assigned as SWP/DTCP/Chengalpattu District -
LAYOUT No.127/2025.

The approved Layout plan is enclosed herewith for taking further action in the regard. The applicant should submit the original Gift deed of 6th 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/Ordersissued 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 8th 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".

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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 11th cited and 12th 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. 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.

Head of Account:
0217 Urban Development - 60 other Urban Development Schemes -
800 other Receipts - AS Receipts under Land Use Conversion Charges-
227 Non Taxation fees - 09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN
Site Extent : 7800.00 Sq.m(1.93 Acre)
No. of Plots : 57+ 1Nos
Gifted over to Local Body :
Layout Road & Splay Extent : 2481.30Sq.m.
Public Purpose : 42.40Sq.m (0.79%)
TANGEDCO Purpose : 41.40Sq.m (0.77 %)

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

1. Scrutiny Fee -Rs.11,700/- Payment Receipt No.2025021942791
Transaction ID :1155717060645 Dt: 19.02.2025.

2. Display Board Charges – Rs.10,000/- Payment Receipt No.2025051942791
Transaction ID :4421731342227 Dt: 19.05.2025.

3. Centage Fee – Rs.21,000/- Payment Receipt No.2025051942791
Transaction ID :4421731342227 Dt: 19.05.2025

4. Sub-division Fee – Rs.28,000/- Payment Receipt No.2025051942791
Transaction ID :4421731342227 Dt: 19.05.2025.

5. Satellite Town Fee – Rs.1,95,000/- Payment Receipt No.2025051942791
Transaction ID :4421731342227 Dt: 19.05.2025.

6. OSR Fee – Rs.2,00,593/- Payment Receipt No.2025051442791
Transaction ID :9201841650713 Dt: 14.05.2025.

7.Development Fee– Rs.31,200/- SB Collect Ref. No. DUO0956554
Dt:.20.05.2025

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8. Armed force Flagday Fund – Rs.4200/- Payment Receipt No.FD/FUND/1183469
Acknowledgement Number –FL15770527510- 21.05.2025

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

To:-
The President,
Nellikuppam Panchayat,
Thiruporur Panchyat Union,
Thiruporur Taluk,
Chengalpattu District.

Copy to :-

1. Thiru. D. Murali, Thiru. D. Maran
&Thiru.D.Muruganandam
No.110, Anna Salai,
Vallancheri,
Chengalpattu – 603202.
Ph :9840427316

2. Tahsildar concerned (TamilNilam).
Thiruporur 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.

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S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	11700	19/02/2025
2	OSR Fee	200593	14/05/2025
3	Centage Charges	21000.00	19/05/2025
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	28000.00	19/05/2025

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

Chengalpattu District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Chengalpattu
Date:2025.05.21 16:03:36

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