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Town and Country Planning Department(Planning Permission)

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

ROC No. DDELS9CI/2024/TCP

Date : 07/08/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Keerapakkam Panchayat,
Kattankulathur Panchayat Union,
Vandalur Taluk,
Chengalpattu District.

Sir/ Madam,

Sub : District Town and Country Planning office Chengalpattu District- Residential Layout - Formation to an extent of 24200.00Sq.m(5.98 Acre) in the Land Bearing S.Nos.S.Nos.38/3; 39/1A, 39/1B, 39/2; 228/2B2B, 228/3, 228/4; 229/1- Chengalpattu District, Vandalur Taluk, Kattankulathur Panchayat Union, Keerapakkam Panchayat, Arungal Village –Technical Approval issued - Forwarded for further action - Reg.

Ref : 1 Application (Reference No.DDELS9CI) received through Single Window Portalfrom M/s. KPN Promoters Pvt. Ltd., Director of Thiru. V. Kanniyappan, Dated:01.07.2024.

2 Road pattern plan approved by the District Town and country planning Office, dated: 26.07.2024

3 Joint Director, Agriculture and Welfare Department, Chengalpattu NOC Letter No.E2/498/2023Dt: 31.01.2023

4 District Collector Office, Chengalpattu NOC Letter Na.Ka.No.490/2023/Aa2 Dated : 09.11.2023

5 District Forest Officer, Chennai Division, Chennai NOC Letter Proc. No.535/2024/D Dated : 27.06.2024

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

7 Gift deed document No.12031/2024 dated: 31.07.2024 Uploaded by the Applicant Thiru. V. Kanniyappan, Dt : 05.08.2024

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

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

10 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.

11 G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020

12 Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

13 Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai

(Circular).

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

15 Demand raised for payment of Centage, display board charges and Satellite Town Charges respectively dated on 05.08.2024

16 Payment of Centage, Display board charges and Satellite Town Charges received from the applicant respectively on Dt : 06.08.2024& Scrutiny fee Charges Dt: 01.07.2024

17 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 vide reference 2nd cited above.
On receipt of gift deeds vide reference 7th cited above and On receipt of payment of charges such as Centage charges, Display board charges and Satellite Town Charges vide reference 16th cited above, the technical Approval is assigned as SWP/DTCP/Chengalpattu District -LAYOUT No.172/2024.

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. 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 9th 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-
227 Non Taxation fees - 09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 24200.00Sq.m(5.98 Acre)
No. of Plots :125& Owner's use – 1 to 4
EWS Plots : 1- 17, 79-82, 116-119 & 120-124
EWS Extent : 1640.00 Sq.m. (10.59%)

Gifted over to Local Body :
Layout Road & Splay Extent : 8726.00Sq.m.
Public Purpose : 80.50Sq.m - 0.52%
TANGEDCO Purpose : 79.40Sq.m - 0.51 %
PARK
Park – 1 : 1444.00 Sq.m.
Park – 2 : 137.00 Sq.m.
Total : 1581.00 Sq.m. (10.21 %)

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

1. Scrutiny Fee -Rs.36,300/- Payment Receipt No.2024070129770
Transaction ID :4516468971723 Dt: 01.07.2024

2. Display Board Charges – Rs.10,000/- Payment Receipt No.2024080629770
Transaction ID :4175503961919 Dt: 06.08.2024

3. Centage Fee – Rs.40,500/- Payment Receipt No.2024080629770
Transaction ID :4175503961919 Dt: 06.08.2024

4. Satellite Town Fee – Rs.6,05,000/- Payment Receipt No.2024080629770

Transaction ID :4175503961919 Dt: 06.08.2024

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

To:
The President,
Keerapakkam Panchayat,
Kattankulathur Panchayat Union,
VandalurTaluk,
Chengalpattu District.

1. M/s. KPN Promoters Pvt. Ltd.,
   Director of Thiru. V. Kanniyappan
   No.48A, KaranaiPuthuchery Main Road,
   Urapakkam, VandalurTaluk,
   Chengalpattu District- 603 210.
   Ph : 9941992132.

2. Tahsildar concerned (TamilNilam).
   Vandalur 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,
   Guduvanchery Registrar Office,
   Chengalpattu District.

5. Assistant Director (Land Survey)
   No.67, Varadharav Street,
   NGGO Nagar,
   Chengalpattu – 603 001.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	36300	01/07/2024
2	OSR Fee		
3	Centage Charges	40500.00	06/08/2024
4	Development Charges		
5	Display Board Charges		
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

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.

Property Development & Approvals

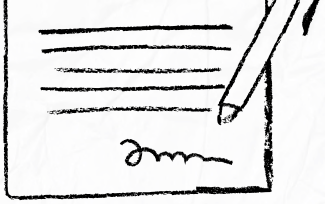
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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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

Verified RealEstate™

We're honored to be part of your
real estate journey

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