

Town and Country Planning Department(Planning Permission)

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

ROC No. 90J7S6DL

/ 2022 / TCP

Date : 16/06/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

V JAYAKRISHNAN,
No.14,
Sai Murugan Street,
Villivakkam ,Chennai-600049,

Sir/ Madam,

Sub : Residential Layout- District Town and Country Planning office Kancheepuram District- Formation to an extent of 10050Sq.m in the Land of Bearing of S.F.Nos.4/1B2, 3A, 3B of 26 Putheri Village, Kancheepuram Panchayat Union/Taluk / District- Planning Permission issued - Forwarded for further action - Regarding

Ref : 1 Online Application No.90J7S6DL by Mr.Jayakrishnan through online Dated: 02.03.2023.
2 District Town and country planning Office, Kancheepuram District Letter No.90J7S6DL(Road pattern issued on dated: 09.05.2023)
3 Circular.Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai
4 Mr. Jayakrishnan Gift deed document submitted through online Dated: 17.05.2023 (Gift deed document No:3218/2023, dated: 12.05.2023).
5 G.O.(Ms) No.138, Housing and Urban Development Department, Dated: 04.06.2004
6 G.O. (Ms) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
7 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.
8 G.O.(Ms)No.181, Housing and Urban Development Department, Dated: 09.12.2020.
9 G.O.(Ms)No.141, Housing and Urban Development Department, Dated: 23.09.2020
10 Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11 Circular Roc No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai.
12 Circular Roc No.320/ 2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai.
13 Circular Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai.
14 PWD NOC letter No.E.Va.a2/Ko.29(Culvert-Putheri) 199500/2021 Dated 14.12.2021.
15 Demand Requested through online Dated: 19.05.2023
16 Demand received through online Dated: 07.06.2023

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, public purposes meant for local body and TANGEDCO vide reference 2nd cited above.

On receipt of gift deeds vide reference 4th cited above, and on receipt of payment of charges such as Centage, charges, Development charges, Scrutiny fees and Display board deposit vide reference 16th cited above, the planning permission is issued to the mentioned layout subject to the following conditions:

1. The Planning Permission is issued to the above mentioned layout and the number is assigned as SWP/DTCP/Kancheepuram District - LPA- LAYOUT No.53/2023.
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, 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. The conditions imposed in water Resources Department letter cited in the reference No.14 Should be followed.

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

Scrutiny Fee: Rs.15075/- Date: 02.03.2023

Development Charges: Rs.50250/- Date: 07.06.2023

Display board Charges: Rs.10, 000/- Date: 07.06.2023

Centage Charges : Rs.19200 /- Date: 07.06.2023 Flag Day fund : Rs.4000/- Date: 14.06.2023

10% Park Provided.

Deputy Director/ Member Secretary (I/c),
District Town and Country Planning Office,
Kancheepuram District.

To:

1. The President,
26 Putheri Village / Panchayat,
Kancheepuram Panchayat Union,
Kancheepuram Taluk and District.

Mr.V.jayakrishnan,
No.14, Sai Murugan Street ,
Villivakkam,
Aminjikarai, Chennai - 600049.

2. Tahsildar concerned (TamilNilam),
Kancheepuram 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. 2nd Joint Sub Registrar Office,
Kancheepuram Registrar Office,
Kancheepuram District



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	15075	02/03/2023
2	OSR Fee		
3	Centage Charges	19200.00	07/06/2023
4	Development Charges	50250.00	07/06/2023
5	Display Board Charges	10000.00	07/06/2023
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

Document certified by Shantha Kumari P.

Signed by: Deputy Director
Location: Kancheepuram
Date: 2023.06.16 15:35:46



புத்தேதர் ஊராட்சி

மனாப்பீடுவு வளாபடம்

1970-1971	- 1970-1971	- 1970-1971
1971-1972	- 1971-1972	- 1971-1972
1972-1973	- 1972-1973	- 1972-1973
1973-1974	- 1973-1974	- 1973-1974
1974-1975	- 1974-1975	- 1974-1975
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2018-2019	- 2018-2019	- 2018-2019
2019-2020	- 2019-2020	- 2019-2020
2020-2021	- 2020-2021	- 2020-2021
2021-2022	- 2021-2022	- 2021-2022
2022-2023	- 2022-2023	- 2022-2023
2023-2024	- 2023-2024	- 2023-2024
2024-2025	- 2024-2025	- 2024-2025
2025-2026	- 2025-2026	- 2025-2026
2026-2027	- 2026-2027	- 2026-2027
2027-2028	- 2027-2028	- 2027-2028
2028-2029	- 2028-2029	- 2028-2029
2029-2030	- 2029-2030	- 2029-2030
2030-2031	- 2030-2031	- 2030-2031
2031-2032	- 2031-2032	- 2031-2032
2032-2033	- 2032-2033	- 2032-2033
2033-2034	- 2033-2034	- 2033-2034
2034-2035	- 2034-2035	- 2034-2035
2035-2036	- 2035-2036	- 2035-2036
2036-2037	- 2036-2037	- 2036-2037
2037-2038	- 2037-2038	- 2037-2038
2038-2039	- 2038-2039	- 2038-2039
2039-2040	- 2039-2040	- 2039-2040
2040-2041	- 2040-2041	- 2040-2041
2041-2042	- 2041-2042	- 2041-2042
2042-2043	- 2042-2043	- 2042-2043
2043-2044	- 2043-2044	- 2043-2044
2044-2045	- 2044-2045	- 2044-2045
2045-2046	- 2045-2046	- 204

2. **பிழை குறைக்கீழ்:** அகலம் மிகுந்த பிழைகள் தவிர்த்தல் (அகலம் குறைந்த பிழைகள் தவிர்த்தல்)

$$r_{\text{WACC}} = \frac{709 \text{ s.d.}}{709 \text{ s.d.}} = 10.29\%$$

2. பெரிய அளவுக்கு

மேலும் புகைப்படம்: 3132.00 ரூப.

1. உயர்நீதிமன்றம் தீர்மானம்: 3854 of 2015.

1. உயர்நீதிமன்றத்தின் முடிவை நிராகரிப்பதில்	36.5 சத%	0.55%
2. தாக்குதலுக்கு இடம் = நேர்மறை தகவல் புகார்தான்	38.0 சத%	0.75%

சுருத்திப்படுத்தல்: டிஜிட்டல் (TANGEDCO)

தரப்பட்டதில் ஆவணம் எண்- 9219/ 2025 நாள் - 12.05.2025 முதல், எணஸ், முதையுடக்கதகள், பொது உபயோகம் பதிலிகள் உள்ணட்கிக்கு துதயாக ஒப்படைக்கப்பட்டுள்ளது.)

	மேலது	கீழது
7.20 இல் குறைக்கப்பட்டது	-1.50×1.50 இல்	1.50 இல்
10.0 இல் குறைக்கப்பட்டது	-1.50×1.50 இல்	3.0 இல்

தமிழ்நாடுகளில்

- [illegible]

சிறப்பு நிகழ்வுகள்:

[illegible]

செலுத்திய காலம் விரும்பிய எந்த வகையிலும் பணியாற்றாதது போன்றது. இது போன்ற பரிசீலனை, தற்போது உத்தரவிட்டிருக்கிறார்கள். மேலும், இப்படி அதன் மீது இப்படி பார்ப்பது தற்போது போன்ற சீர்திருத்தம், அதன் போக்குவரம், தற்போதுள்ள நிலைமையில் முன் திருத்தம் போன்றவை, சிறுதான் முழுது போன்று நடைமுறைப்படுத்தும் போக்குவரம் கையாள் கலை.

APPROVAL NO:SWP/OTOP/KANCHEEPURAM-LP&-LAYOUT No: 53/2023

தனது இடத்தில் உறுப்பினர் செயல்(பெ)
மாவட்ட நகர் மாநகரம் அமைக்க
காஞ்சிபுரம் மாவட்டம்.

