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Town and Country Planning Department(Planning Permission)

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

ROC No. 66VJ5VNP/2024/TCP Date : 30/10/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Commissioner,
Maduranthagam Municipality,
MaduranthagamTaluk,
Chengalpattu District.

Sir/ Madam,

Sub : District Town and Country Planning office Chengalpattu District- Residential Layout - Formation to an extent of 14240.00Sq.min the Ward – B, Block – 10, T.S.Nos.16/8, 17/5& 18/2, Chengalpattu District, Maduranthagam Single Local Planning Authority, MaduranthagamTaluk & Municipality, Kadaperi Village–Technical Approval issued - Forwarded for further action - Reg.

Ref : 1 Application (Reference No.66VJ5VNP received through Single Window Portal from Thiru. ANAND & Tmt. AMUDHA, Dated:14.09.2024.

2. Road pattern plan approved by the District Town and country planning Office, dated: 03.10.2024

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

4 Gift deed document No.6068/2024 dated: 04.10.2024 Uploaded by the Applicant Thiru. ANAND &Tmt. AMUDHA, Dt : 08.10.2024

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

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

7 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.

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

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

10 Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).

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

12 Demand raised for payment of Centage, display board charges, Sub-Division Charges and Development Charges respectively dated on
08.10.2024

13 Payment of Scrutiny Charges Dt : 14.09.2024, Centage, display board charges, Sub-Division Charges and Development Charges, received from

the applicant respectively on Dt: 30.10.2024

14 Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular).

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 4th cited above and On receipt of payment of charges such as Centage charges ,Display board charges
vide reference 13h cited above, the technical Approval is assigned as SWP/DTCP/Chengalpattu District -LAYOUT No.238/2024.

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.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 14240.00Sq.m
No. of Plots : 58 Nos.
EWS Plots : 19 Nos. (22 – 36 & 65 – 68)
EWS Extent : 1122.22 Sq.m. (10.27%)

Gifted over to Local Body :
Layout Road & Splay Extent : 3319.28Sq.m.
Public Purpose : 60.00Sq.m(0.55%)
TANGEDCO Purpose : 64.36Sq.m(0.59 %)
Park : 1122.61Sq.m. (10.28%)

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

1. Scrutiny Fee -Rs.21,360/- Payment Receipt No.2024091434424
Transaction ID :4564705544445 Dt: 14.09.2024

2. Display Board Charges – Rs.10,000/- Payment Receipt No.2024103034424
Transaction ID :0231103695013 Dt: 30.10.2024

3. Centage Fee – Rs.25,500/- Payment Receipt No.2024103034424
Transaction ID :0231103695013 Dt: 30.10.2024

4. Sub-Division Fee – Rs.42,500/- Payment Receipt No.2024103034424
Transaction ID :0231103695013 Dt: 30.10.2024

5. Development Fee – Rs.56,960/- Payment Receipt No.2024103034424
Transaction ID :0231103695013 Dt: 30.10.2024

Copy To

1. Thiru. ANAND &Tmt. AMUTHA
No. 8/12 Christian Street,
Tindivanam Town,
Villupuram District – 604 001.
Ph : 9677903075

2. Tahsildar concerned (TamilNilam).
MaduranthagamTaluk 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,
MaduranthagamRegistrar Office,
Chengalpattu District.

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

தமிழ்நாடு அரசு
வாய்மையே வெல்லும்

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	21360	14/09/2024
2	OSR Fee		
3	Centage Charges	25500.00	30/10/2024
4	Development Charges	56960.00	30/10/2024
5	Display Board Charges	10000.00	30/10/2024
6	Satellite town charge		
7	Sub Division Charge	42500.00	30/10/2024

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:2024.10.30 18:34:22



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

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Compliance & Special Services

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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

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

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OMR Thoraipakkam,
Chennai, India

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