

PP

APPROVAL RECORD

Planning Permission

Kancheepuram

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

Layout Approval

ISSUING AUTHORITY

DTCP

EXTENT APPROVED

3.73acres

PURPOSE

Residential

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Town and Country Planning Department(Planning Permission)

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

ROC No. Online Application No: / 2022 / TCP

Date : 02/05/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

Arun Excelllo Homes PvtLtd,No: 18, West Cott Road, Bhattad Tower, Royapettah, Chennai -14.,,

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning office Kancheepuram District- Formation of Layout to an extent of 3.73acres in the land bearing of S.F.Nos.27/5, 30/7pt, 35/3pt, 36/1pt, 36/2, 37/1A, 37/1Bpt, 37/1C, 37/2pt, 38/1pt, 38/2pt & 92/1pt of Mathur Village / Panchayat, Sriperumbudur taluk / Panchayat Union, Kancheepuram District- Technical Concurrence issued - Forwarded for further action - Reg

Ref : 1. Online Application No.ODCGK3R of M/s. Arun Excelllo Homes Pvt. Ltd., Dated: 07.10.2022.
2. The Director of Town and Country Planning, Chennai. Technical Concurrence issued, Application Reference No. ODCGK3R, dated.20.04.2023.
3. The Assistant Director, Kanchipuram District Town and Country Planning office, Inspection report of Online Application No.ODCGK3R, dated:30.12.2022
4. District Collector, Kanchipuram District, NOC D.Dis.No.10782/2020/B2, Dated: 02.09.2022.
5. Director of Town and Country Planning, Chennai, Application Reference No. ODCGK3R (Road pattern issued on 08.02.2023).
6. M/s. Arun Excelllo Homes Pvt. Ltd., (Gift deed No:1416/2023, dated: 21.03.2023).
7. G.O.(Ms) No.138, Housing and Urban Development Department, Dated: 04.06.2004
8. G.O.(Ms) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
9. G.O.(Ms)No.18, Department of Municipal Administration and Water supply, Dated:04.02.2019 and G.O.(Ms) No.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
10. G.O.(Ms)No.141, Housing and Urban Development Department, Dated: 23.09.2020
11. G.O.(Ms)No.181, Housing and Urban Development Department, Dated: 09.12.2020.
12. Government Letter No.19113 / UD 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
13. Circular Roc No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai.
14. (Circular).Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai
15. Circular Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai.
16. Demand called by this office through online, Dated: 21.04.2023.
17. Payment paid by M/s. ArunExcelllo Homes Pvt. Ltd., through online, Dated: 24.04.2023.

ORDER:-

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, this proposal has been forwarded to The Director DTCP, to get Technical Concurrence as per the reference 14th cited. After the perusal of the Director of Town and Country Planning, the applicant was directed to handover the portion of land earmarked for roads, parks, public purposes meant for local body and TANGEDCO as per the road pattern issued vide reference 5th cited above.

On receipt of gift deed soft copy vide reference 6th cited above, Technical Concurrence was issued for the residential layout in Mathur Village/Panchayat, Sriperumbudur taluk/Panchayat Union, Kancheepuram District in the following S.F.Nos.27/5, 30/7pt, 35/3pt, 36/1pt, 36/2, 37/1A, 37/1Bpt, 37/1C, 37/2pt, 38/1pt, 38/2pt & 92/1pt for the extent of 3.73 acres, and numbered as LP/DTCP No.31/2023, by the Director of Town and Country Planning as per the letter 2nd cited. After obtaining the Technical Concurrence from the Director DTCP, necessary fees are demanded as per the GO's

and

Circulars mentioned in reference 7 to 15 cited, to the applicant through online vide 16th cited. On receipt of payments such as Centage, Scrutiny fees and Display board deposit vide reference 17th cited above, this proposal has been forwarded to the local body for further action 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. 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/- per plot 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 issuing final approval.

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)"

6. The conditions imposed by the District Collector letter cited in the reference 4th cited should be followed.
7. (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.

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

Scrutiny Fee: Rs.27,756/-

OSR Fee : 10% of Site area reserved for OSR as park

Centage Charges: Rs.29,100/-

Display board Charges: Rs.10,000/-

Armed Forces Flag Day Fund: Rs.6,000/-

Encl:

Plot pattern map

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

Kancheepuram District.

To:

1. The President,
Mathur Village/Panchayat,
Sriperumbudur Taluk,
Kancheepuram District.

2. M/s. Arun Excello Homes Pvt. Ltd,
No: 18, West Cott Road,
Bhattad Tower, Royapettah,
Triplicane, Mylapore,
Chennai,600014

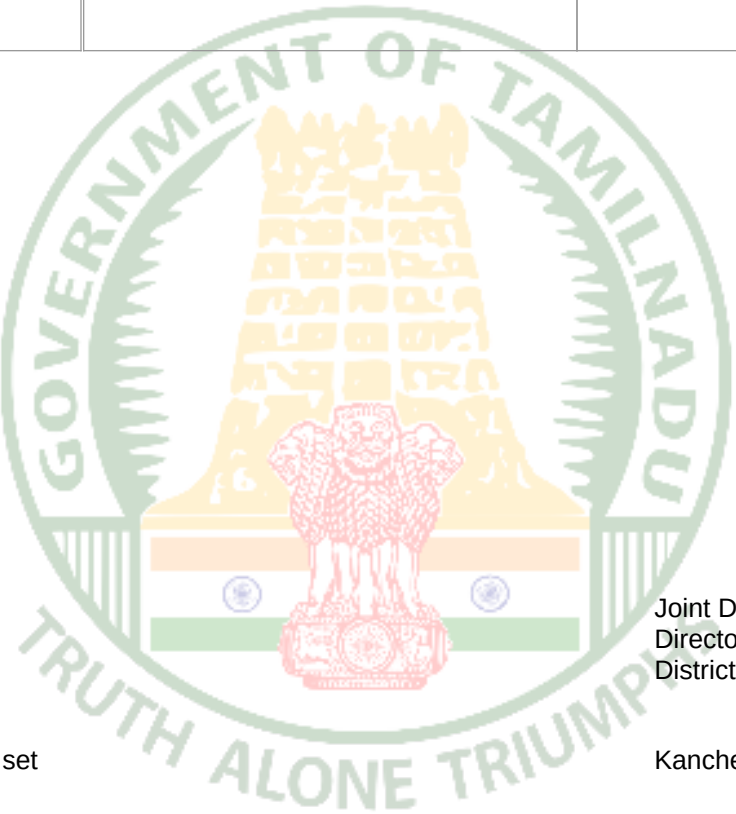
3. Tahsildar concerned (TamilNilam).
Kancheepuram Taluk Office,
Kancheepuram District.

4. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.

5. Sub Registrar,
Sriperumbudur,
Kancheepuram District.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	27756	27/10/2022
2	OSR Fee		
3	Centage Charges	29100.00	24/04/2023
4	Development Charges		
5	Display Board Charges	10000.00	24/04/2023
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

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

