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Town and Country Planning Department(Planning Permission)

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

ROC No. BR0ZN82I/2024/TCP

Date : 18/03/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Valarpuram Village/Panchayat and
Mannur Village / Panchayat,
Sriperumbudur Taluk / Panchayat Union,
Kancheepuram District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning office Kancheepuram District- Kancheepuram District, Sriperumbudur Taluk, Sriperumbudur Panchayat Union, Valarpuram Panchayat, Valarpuram Village, S.F.Nos 229/2A2, 229/2B, 230/2A, 231/1A, 232/1A, 232/2, 233/1, 234/1A, 234/1B, 234/2B, 234/3A, 234/3B, 234/3C, 238/1A and Mannur Panchayat, Mannur Village, S.F.Nos.438/1, 440/2, 440/3, 441/2 & 442/4 Site Extent – 20.20 Acres (81830.00 sq.m) – Layout Plot Pattern Technical Concurrence issued by the Director of Town and Country Planning - Forwarded for further action - Reg.

Ref : Ref: : 1

Director of Town and Country Planning, Chennai, Technical Concurrence issued for the online application No. BR0ZN82I, Dated: 06.03.2024.

2 Online Application No.BR0ZN82I by M/s.KG Foundations Private Limited, Dated: 08.12.2023, 21.12.2023, 03.02.2024 & 29.02.2024.

3 Director of Town and Country Planning, Chennai, Letter No. BR0ZN82I (Road pattern issued on dated: 12.02.2024).

4 M/s.KG Foundations Private Limited, (Gift deed document No: 2108 & 2109, dated: 27.02.2024).

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 and G.O.(Ms)No.141, Housing and Urban Development Department [UD4(1)], Dated: 16.07.2022.

9 G.O.(Ms)No.141, Housing and Urban Development Department, Dated: 23.09.2020

10 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 Director of Town and Country Planning, Chennai.

12 Joint Director, Agriculture Department, NOC's, L.Dis.No.4513- 4/2023/C2, 4513-3/2023/C2, Dated: 22.11.2023, L.Dis.No.4513/2023/C2 & L.Dis.No.4513-2/2023/C2, Dated: 09.08.2023.

13 Demand payment Request Letter through online, Dated: 08.03.2024

14 M/s.KG Foundations Private Limited Letter, Dated:09.03.2024.(Demand payment paid)

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ORDER:-

The online 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 of Town and Country Planning, to get Technical Concurrence. After the perusal of the Director of Town and Country Planning, the applicant was directed to handover the portion of land earmarked for roads, public purposes meant for local body and TANGEDCO vide reference 3rd cited above.

1. On receipt of gift deeds soft copy vide reference 4th cited above, Technical Concurrence was issued for the Residential Layout in Kancheepuram District, Sriperumbudur Taluk, Sriperumbudur Panchayat Union, Valarpuram Panchayat, Valarpuram Village, S.F.Nos 229/2A2, 229/2B, 230/2A, 231/1A, 232/1A, 232/2, 233/1, 234/1A, 234/1B, 234/2B, 234/3A, 234/3B, 234/3C, 238/1A and Mannur Panchayat, Mannur Village, S.F.Nos.438/1, 440/2, 440/3, 441/2 & 442/4 Site Extent – 20.20 Acres (81830.00 sq.m) and numbered as LP/DTCP No.18/2024 by the Director of Town and Country Planning as per the letter 1st cited, under section 47 (A) of Town and Country Planning Act 1971. After obtaining the Technical Concurrence from The Director of Town and Country Planning, necessary fees are demanded to the applicant vide reference 13th cited as per GO'S and circular cited in reference 5 to 11 and on receipt of payment of charges such as Centage, Scrutiny fees and Display board Deposit, Armed Forces Flag Day Fund vide reference 14th cited above, the Proposal has been forwarded to the local body for further action subject to the following conditions:

2. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts. The approved Layout plan is enclosed herewith for taking further action in the regard. The applicant should submit the original Gift deed of 4th cited above to the concerned local body.

3. After issuing the final approval duly following the procedure, the local body is requested to send a copy of final approval to this office.

4. Also, the local body is requested to send a copy of approved layout, to the registration department and to the department of survey and land records for appropriate action/information.

5. The sub-ordinate office is directed to send the letter of acknowledgement towards the receipt of layout drawings along with conditions.

6. As per the G.O in the reference 6th 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 7th, 8th 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".

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 10th cited and 11th 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 of 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" paid by the applicant at Nationalized bank draft as Payable at Chennai.

6. With reference to the 5th and 9th cited G.O. concern District Town and Country Planning Officer has collected the centage charges and other charges.

7. The Directorate of Town and Country Planning has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning is not the

right organization to decide this.

8. The fees/charges collected from the applicant are as follows:
Scrutiny Fees : Rs.1,22,745/- Date – 08.12.2023
Centage Charge : Rs.1,47,000/- Date – 09.03.2024
Display board Charge : Rs.10,000/- Date – 09.03.2024
Armed Forces Flag Day Fund : Rs.30,000/- Date – 15.03.2024

Encl:
Plot pattern map

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

To:
1. M/s.KG Foundations Private Limited,
NO 5, Bishop Waller Avenue (East),
Mylapore, Chennai-600004.
Ph.No: 9094027900,
E-mail: design@kgbuilders.com

2. Tahsildar concerned (TamilNilam).
Sriperumbudur 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. Sub Registrar,
Sriperumbudur Sub Register Officer,
Kancheepuram District.

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TRUTH ALONE TRIUMPHS

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	122745	08/12/2023
2	OSR Fee		
3	Centage Charges	147000.00	09/03/2024
4	Development Charges		
5	Display Board Charges	10000.00	09/03/2024
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



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.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

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

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

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