

RE

REGULATORY RECORD

RERA Document

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Town and Country Planning Department(Planning Permission)

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



ROC No. 9UENO66H/2024/TCP

Date : 13/03/2024

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President
Valayakaranai Village Panchayat.
Kundrathur Taluk,
Kancheepuram District.

Sir/ Madam,

Sub : School and Play ground to Residential Layout Conversion - District Town and Country Planning office Kanchipuram District- Formation to an extent of 4007 Sq.Mt in the Land Bearing of S.F.No. 247/1B1B1 of Umayal parancheri Village, Valayakaranai Village Panchayat, Kuntrathoor Panchayat Union, Kundrathur Taluk, Kanchipuram District- Technical Concurrence/Planning Permission issued - Forwarded for further action – Reg

Ref : Ref : 1 Online Application No. 9UENO66H by Mrs.R.Palaniyammal through online, Dated: 28.12.2023.

2 District Town and country planning Office, Kancheepuram District through online Road pattern issued on dated: 29.02.2024

3 Deputy Director of Town and Country Planning Office, Chenkalpattu Region Approved No.CR/DTCPM:83-62/L.P.31, Dated: 08.3.1983.

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

5 Mrs.R.Palaniyammal through online , Dated: 28.10.2023. (Gift deed document No .1128/2024 , dated: 04.03.2024).

6 G.O.(Ms) No.138, Housing and Urban Development Department, Dated: 04.06.2004

7 G.O.(Ms) No.79, Housing and Urban Development Department, Dated: 04.05.2017.

8 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.

9 G.O.(Ms)No.181, Housing and Urban Development Department, Dated: 09.12.2020.

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

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

12 Circular Roc No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai.

13 Circular Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai.

14 Demand payment requested through online, Dated: 08.03.2024

15 Demand received through online , Dated: 11.03.2024 .

16. Circular Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai.

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 5th cited above, and on receipt of payment of charges such as Centage, Scrutiny fees, OSR Fees and Display board Deposit vide reference 15th cited above, the Technical Approval is issued to the mentioned layout subject to the following conditions:

1. The Technical Approval/ Planning Permission is issued to the above mentioned layout and the number is assigned as SWP/DTCP/Kancheepuram District -LAYOUT No. 32/2024(Already Approved No: CR/DTCPM:83-62/L.P.31).
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. The area mentioned as park in the map should be maintained as a park by the local body.
2. Final approval by local body can be given only after the rectification of School and Play ground to park in the Gift deed document No .1128/2024, dated: 04.03.2024.
3. 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.
4. 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.
5. 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 favor of the local body/TANGEDCO concerned before issuing the final approval.
6. 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.
7. 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 7th 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-27"
Non-Taxation fees - 09 Collections
(DPC : 0217-60-800-AS 22709)"

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

Scrutiny Fee: Rs.3527/- Date; 28.12.2023.

Rs.2500/- Date; 11.03.2024(Offline)

Centage Charges: Rs.6000/- Date – 11.03.2024.

Display board Charges: Rs.10,000/- Date – 11.03.2024.

Armed Force Flag Day fund : Rs.1500/-Date – 11.03.2024

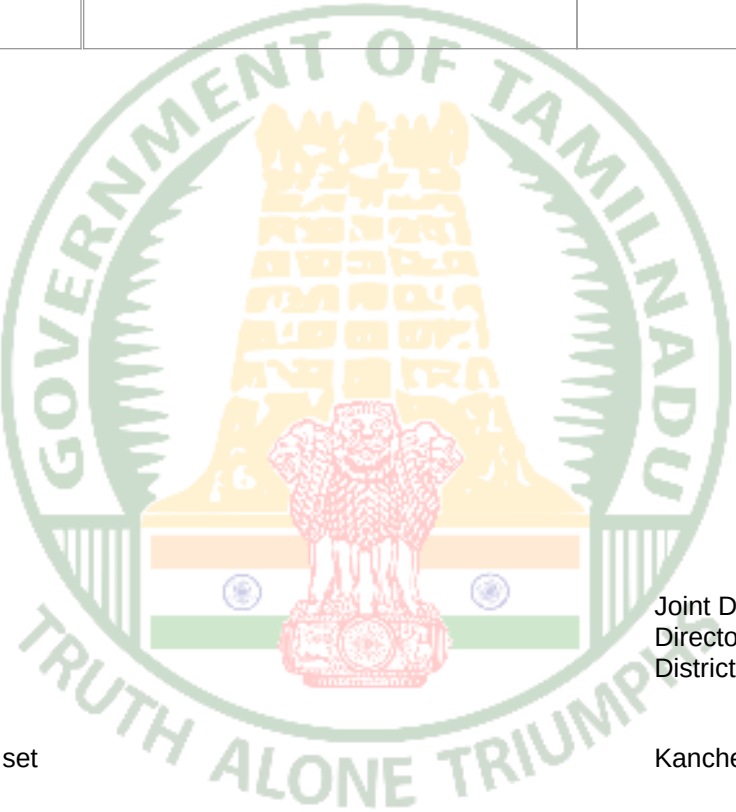
To:

1. The President
Valayakaranai Village Panchayat.
Kundrathur Taluk,
Kancheepuram District.

2. Mrs.R Palaniyammal (PA)
Mr.R.Senthilkumar (Owner)
plot no:23,
sriranganathan nagar,
agaram main road,
selaiyur,
kanchipuram 600073.
3. Tahsildar concerned (TamilNilam).
Kundrathur Taluk,
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. The Sub Registrar,
Sunkuvarchathiram Registrar office,
Kancheepuram District..



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	3527	28/12/2023
2	OSR Fee		
3	Centage Charges	6000.00	11/03/2024
4	Development Charges		
5	Display Board Charges	10000.00	11/03/2024
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

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.

