PP APPROVAL RECORD

Planning Permission

and, Chengalpattu taluk
Ariyalur district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

EXTENT APPROVED
1150.00 Sq.m

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.

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Town and Country Planning Department(Planning Permission)

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

ROC No. 8U11OWDY /2025/TCP Date : 11/01/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Kayarambedu Panchayat,
Kattankulathur Panchayat Union,
Chengalpattu Taluk,
Chengalpattu District.

Sir/ Madam,

Sub : District Town and Country Planning office Chengalpattu District- Residential Sub-Division Layout - Site extent of 1150.00 Sq.m. in the Land Bearing S.Nos.23/1A3, Kayarambedu Panchayat and Village, Kattankulathur Panchayat Union, Chengalpattu Taluk and District – Technical Approval issued - Forwarded for further action - Reg.

Ref : 1 Application (Reference No. 8U11OWDY) received through Single Window Portal from Thiru. R. CHOKKALINGAM Dated: 15.09.2024.

2 Joint Director, Agriculture and Welfare Department, Chengalpattu NOC Letter No.E2/1554/2024 Dt: 26.02.2024

3 District Forest Office, Chennai Forest Division, Chennai NOC Letter C.No.D/1267/2024 Dt: 09.09.2024

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

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 G.O. No.53, Housing and Urban Development Department [UD4(1)], Dated: 28.02.2024
13 Tamil Nadu Government Gazette No.28] Part – II, Section 2 Dt: 10.07.2024

14 Demand raised for payment of Centage, display board charges Sub – Division Charges & Development Charges respectively dated on
18.12.2024

15 Payment of Scrutiny Fee Dt : 15.09.2024 and Centage, display board charges Sub – Division Charges received from the applicant
respectively on Dt: 04.01.2025 & Development Charges Dt : 08.01.2025

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

ORDER:-
The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection. On receipt of payment of charges such as Centage charges, Display board charges, Sub-division Charges & Development Charges vide
reference 15th cited above, the technical Approval is assigned as SWP/DTCP/Chengalpattu District - LAYOUT No.02/2025.

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.

5. 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 5th 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-
227 Non Taxation fees - 09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

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 : 1150.00 Sq.m.
No. of Plots : 7 Nos. & Owner Use-1

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

1. Scrutiny Fee - Rs. 1,725/- Payment Receipt No. 2024091534387
Transaction ID : 7774251355017 Dt: 15.09.2024

2. Display Board Charges – Rs.10,000/- Payment Receipt No. 2025010434387
Transaction ID : 3158068093556 Dt: 04.01.2025

3. Centage Fee – Rs.3,600/- Payment Receipt No. 2025010434387
Transaction ID : 3158068093556 Dt: 04.01.2025

4. Sub-division Fee – Rs.4,800/- Payment Receipt No. 2025010434387
Transaction ID : 3158068093556 Dt: 04.01.2025

5. Satellite Town Fee – Rs.29,250/- Payment Receipt No. 2025010434387
Transaction ID : 3158068093556 Dt: 04.01.2025

6. Development Fee – Rs.4,600/- SB Collect Ref. No. DUN6028056
Dt: 08.01.2025

Assistant Director
District Town and Country Planning Office,
Chengalpattu District.

To:
The President,
Kayarambedu Panchayat,
Kattankulathur Panchayat Union,
Chengalpattu Taluk,
Chengalpattu District.

Copy to :-

1. Thiru. R. CHOKKALINGAM
   No.44, Bavanipuram,
   Kayarambedu,
   Chengalpattu – 603 202.
   Ph : 9941602605

2. Tahsildar concerned (TamilNilam).
   Chengalpattu Taluk 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,
   Chengalpattu Joint-II Registrar Office,
   Chengalpattu District.

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

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	1725	15/09/2024
2	OSR Fee		
3	Centage Charges	3600.00	04/01/2025
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	4800.00	04/01/2025

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

Chengalpattu District.

Enclosure

1.Layout original map and Condition – 2 set

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

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

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

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

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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

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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.