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APPROVAL RECORD

# Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

**Layout Approval**

ISSUING AUTHORITY

**Rural Panchayat**

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)**

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

ROC No. 48L4CH2R/2023/TCP

Date : 22/12/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

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

Sir/ Madam,

Sub : District Town and Country Planning office Chengalpattu District- Residential Layout - Formation to an extent of 1700.00Sq.m.(0.42 Acre) in the Land Bearing DTCP - S.Nos.236/2C1, 2C2, 2C3, 2C4, 2C5- Chengalpattu District and Taluk, Kattankulathur Panchayat Union, Anjur Panchayat and Village –Technical Approval issued - Forwarded for further action - Reg.

Ref : 1 Application (Reference No.48L4CH2R) received through Single Window Portal from Thiru. Naman Bagmar, Dated:11.10.2023.

2 Road pattern plan approved by the District Town and country planning Office, dated: 20.11.2023

3 District Collector Office, Chengalpattu NOC Letter Na. Ka. No.3817/Aa2/2020 Dated: 20.09.2023

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

5 Gift deed document No.18404/2023 dated: 11.12.2023 Uploaded by the Applicant Thiru. Naman Bagmar, Dt : 15.12.2023

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

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

8 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.

9 G.O. No.141, Housing and Urban Development Department, Dated: 16.07.2022

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

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

14 Demand raised for payment of Centage, display board charges and Flag day fund Charges respectively dated :17.12.2023

15 Payment of Scrutiny Fee, Centage, Display board charges received from the applicant respectively on 20.12.2023

**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 charges, Display board charges and Flag day fund Charges vide reference 15th cited above, the Technical Approval is assigned as SWP/DTCP/Chengalpattu District -LAYOUT No.263/2023.

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.

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 7th cited above. The payment of charges shall be made under the following head of account.

Head of Account:

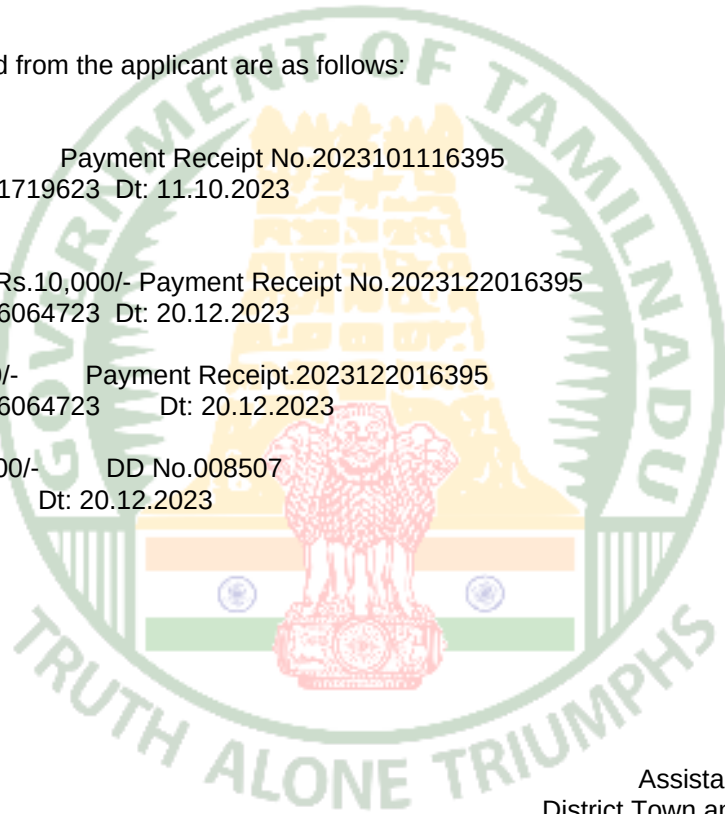
0217 Urban Development - 60 other Urban Development Schemes -

800 other Receipts - AS Receipts under Land Use Conversion Charges-

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

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

1. Scrutiny Fee -Rs.2,550/- Payment Receipt No.2023101116395  
Transaction ID :0086641719623 Dt: 11.10.2023
2. Display Board Charges – Rs.10,000/- Payment Receipt No.2023122016395  
Transaction ID :8507556064723 Dt: 20.12.2023
3. Centage Fee – Rs.4,200/- Payment Receipt.2023122016395  
Transaction ID :8507556064723 Dt: 20.12.2023
4. Flag Day fund Fee – Rs.900/- DD No.008507  
Axis Bank Ltd., Dt: 20.12.2023



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

To:

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

1. Thiru. NAMAN BAGMAR  
No.52F, 10B, 10th Floor,

Gangadeeshwar Koil Street,  
Flowers Road, Purasawakkam,  
Chennai - 600084  
Ph :9080593562  
Email :gauravbagmar25@gmail.com

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.



| S.No | Description of Charges | Amount   | Receipt No and Date |
|------|------------------------|----------|---------------------|
| 1    | Scrutiny fee           | 2550     | 11/10/2023          |
| 2    | OSR Fee                |          |                     |
| 3    | Centage Charges        | 4200.00  | 20/12/2023          |
| 4    | Development Charges    |          |                     |
| 5    | Display Board Charges  | 10000.00 | 20/12/2023          |
| 6    | Satellite town charge  |          |                     |



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

Chengalpattu 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

## 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



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

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
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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.

