PP APPROVAL RECORD

Planning Permission

Cuddalore

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

EXTENT APPROVED
27.707 Acres

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)

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

ROC No. 5ZFFX7FG/2023/TCP Date : 29/12/2023

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Paranur Panchayat,
Chengalpattu Taluk,
Chengalpattu District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning office Chengalpattu District - Formation to an extent of 27.707 Acres (112126.35 Sq.m.) in the Approved layout L.P./D.T.C.P - 01/2017 and subdivided as Plot No. P17/3 vide approved layout LP/DTCP No. 08/2023 in S.F.Nos.19/3C(pt), 19/4A(pt), 19/5(pt), 20/2(pt), 20/3A, 20/3B(pt), 21/2(pt), 22/1(pt), 22/2 (pt), 22/3(pt), 23/1, 23/2, 23/3(pt), 23/4(pt), 24/1, 24/2, 24/3, 25/1, 25/2, 25/3, 26/1A, 26/1B, 26/1C, 26/1D, 26/2A, 26/2B, 26/2C, 26/2D, 27/1, 27/2, 27/4, 27/5, 27/3A, 27/3B, 27/3C, 27/3D, 28/1, 28/2A, 28/2B, 28/3A, 28/3B, 28/4, 28/5A, 28/5B, 29, 30/1Pt, 30/2Pt, 30/3, 30/4, 30/5, 30/6, 31Pt, 33, 34/1, 34/2, 34/3Pt, 35/1Pt, 35/2Pt, 38Pt, 41Pt, 43/2Pt, 44/1, 44/2, 44/3, 45/1, 45/2, 46/1A, 46/1B2, 47/1, 47/2, 48, 49/1A, 49/1B, 49/1C, 49/2, 49/3, 50, 51/1Pt, 51/2Pt, 52/1, 52/2, 52/3Pt, 53/1, 53/2Pt, 54, 55, 56, 151/1Pt, 151/4Pt, 151/5Pt, 151/6Pt, 151/7A, 151/7B, 151/8, 151/9, 151/10, 152/1Pt, 152/2Pt, 160Pt - Chengalpattu District and Taluk, Kattankulathur Panchayat Union, Veerapuram Panchayat, Paranur Village - Technical Concurrence issued - Forwarded for further action - Reg.

Ref : 1. Application (Reference No. 5ZFFX7FG) received through Single Window Portal from M/s. Mahindra World City Developers Ltd., Dated: 25.10.2023.
2. Directorate of Town and Country Planning Chennai, Technical Concurrence issued Dated on: 23.12.2023.

3. Directorate of Town and Country Planning Chennai, Road pattern issued dated: 16.12.2023.

4. Director of Town and Country Planning Proceedings ROC No.19409/2016/LA1 Dated : 06.01.2017 (L.P./D.T.C.P. No.1/2017)
5. Gift deed document No.18835/2023 dated: 19.12.2023 by the Applicant M/s. Mahindra World City Developers Ltd.,
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.181, Housing and Urban Development Department, Dated: 09.12.2020.
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. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular).
15. Demand raised for payment of Centage, display board charges and Satellite Town Fee Charges respectively dated on 26.12.2023

16. Payment of Centage, Display board charges and Satellite Town Fee Charges received from the applicant respectively on Dt : 27.12.2023

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, forwarded to Director of Town and Country planning Chennai for Technical concurrence. The applicant was directed to handover the lands for parks, roads, public purposes meant for local body and TANGEDCO vide reference 3rd cited above. And On receipt of gift deed vide reference 5th cited above. The Technical concurrence is issued vide reference 2nd cited above for Residential Layout at Chengalpattu District, Chengalpattu Taluk, Kattankulathur Panchayat Union, Veerapuram Panchayat, Paranur Village - Site area of 27.707 Acres (112126.35 Sq.m) and the number is assigned as L.P / DTCP No. 116/2023.

The receipt of payment of charges such as Centage charges and Display board charges vide reference 16th cited above, the technical Approval is issued to the mentioned layout subject to the following conditions:
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. “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. Reasonable period to be described 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, public purpose areas S.F. No. sub-division in favour 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. The Directorate of Town and Country Planning Department 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 Department is not the right organisation to decide this.

6. All conditions imposed in the approved layout vide Ref.4th sited should be followed by the applicant.

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

1. Scrutiny Fee - Rs.1,68,311/- Payment Receipt No. 2023102516302
Transaction ID : 5961109895526 Dt: 25.10.2023

2. Display Charges – Rs.10,000/- Payment Receipt No. 2023122616302
Transaction ID : 9204904055237 Dt: 26.12.2023

3. Centage Fee – Rs.1,50,000/- Payment Receipt No. 2023122616302
Transaction ID : 9204904055237 Dt: 26.12.2023

4. Flag Day Fund Fee – Rs. 30,000/- DD No.012812 HDFC Bank
Dated : 28.12.2023

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

To:
The President,
Paranur Panchayat,
Chengalpattu Taluk,
Chengalpattu District.

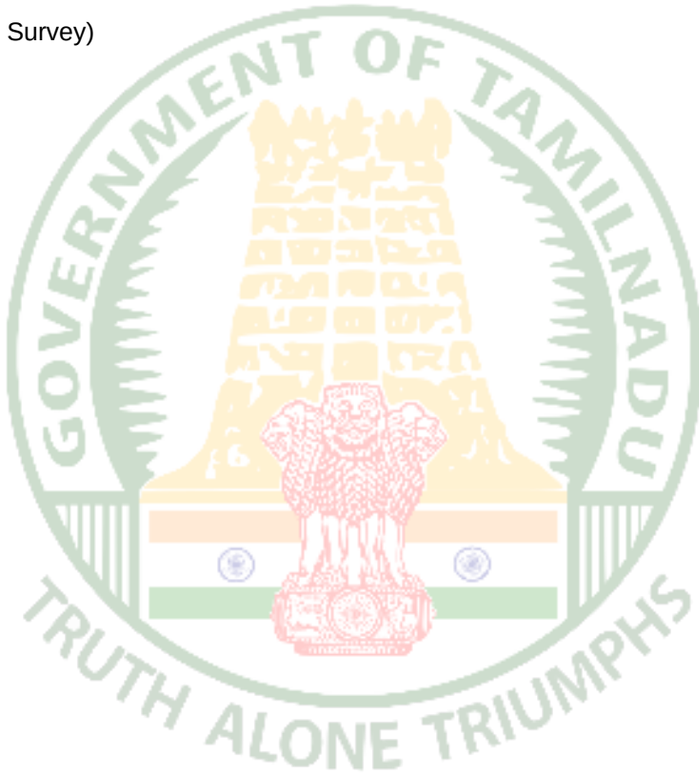
1. M/s. Mahindra World City Developers Ltd
   Mahindra Towers,
   Ground Floor,No.17/18, Pattullous Road,
   Anna Salai, Egmore, Chennai – 600 002.
   Ph : 9840965595

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)
   Collectorate Campus,
   Chengalpattu District.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	168311	25/10/2023
2	OSR Fee		
3	Centage Charges	150000.00	26/12/2023
4	Development Charges		
5	Display Board Charges	10000.00	26/12/2023
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

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

Verified RealEstate™

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.