PP APPROVAL RECORD

Planning Permission

Survey 63/1 and 21 more

Kattur, Thiruporur taluk

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. L.P / DTCP No.146/2026. /2026/TCP Date : 16/10/2026

From:

Joint Director / Deputy Director / Assistant Director

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

To :

1. The President,
KatturPanchayat,
ThiruporurPanchayat Union,
ThiruporurTaluk,
Chengalpattu District.

Sir/ Madam,

2. The President
IllalurPanchayat,
ThiruporurPanchayat Union,
ThiruporurTaluk,
Chengalpattu District.

Sub : Residential Layout – District Town and Country Planning Office, Chengalpattu District – Chengalpattu District, Thiruporur Taluk and Panchayat Union, Kattur Village, S.Nos. 63/1, 63/2, 64/1B, 64/6A, 64/6B, 65/2, 65/3A, 65/3B, 65/3C, 65/3D, 84/2, 84/3A, 84/3B2, 84/3D, 84/4A, 84/4D1, 85/1, 85/2A, 85/3, 86/1, 86/2A, 86/2B, 86/2C, 87/1, 87/2, 88, 92/4, 106/2, 107/1, 107/2, 107/3, 107/4, 107/5, 107/6, 109, 110, 113/1, 114, 115, 116, 118/1, 118/2A, 118/2B1, 118/2B2, 118/3 and 206/26A3; and Illalur Village, S.No. 445/2 – Site Extent: 1,53,853.00 sq.m. (38.01 Acres) – Technical Approval Issued – Forwarded for Further Action – Reg.

Ref : 1. Application (Reference No. 7LXWXDNX/2026) received through the Single Window Portal from M/s. TVS Emerald Limited and Others, dated
25.03.2026.
2. Inspection Report of the Assistant Director, District Town and Country Planning Office, Chengalpattu District, dated 26.03.2026.
3. Road Pattern Approval issued by the Directorate of Town and Country Planning, Chennai, dated 07.07.2026.
4. Technical Approval issued by the Directorate of Town and Country Planning, Chennai, dated 13.10.2026.
5. Gift Deed, Document No. 8124/2026, dated 07.10.2026, uploaded by the applicants, M/s. TVS Emerald Limited and M/s. Emerald Haven Property
Development 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, Municipal Administration and Water Supply Department, dated 04.02.2019, and G.O. No. 16, Municipal Administration and Water Supply
Department, dated 31.01.2020.
9. G.O. No. 141, Housing and Urban Development Department, dated 23.09.2020.
10. G.O. 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.
11. Government Letter No. 19113/Nov 4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.
12. Circular Letter No. 13686/2017/LA1, issued by the Commissioner of Town and Country Planning, Chennai, dated 08.09.2017.
13. G.O. No. 165, Housing and Urban Development Department, dated 14.03.2026.
14. Letter No. Mu.Mu.Ka.No. E2/2731/2026, issued by the Joint Director of Agriculture, Chengalpattu District,

dated 16.04.2026.
15. District Collector, Chengalpattu District, Letter No. ROC.No.13438/2025/AA2, dated 05.03.2026.
16. No Objection Certificate issued by the District Forest Officer, Chengalpattu Division, vide Letter No. C.No.D/1654/2026, dated 04.06.2026.
17. G.O. No. 53, Housing and Urban Development Department [UD4(1)], dated 28.02.2024.
18. Tamil Nadu Government Gazette No. 28, Part II, Section 2, dated 10.07.2024.
19. Demand raised on 14.10.2026 towards Centage Charges, Display Board Charges, Subdivision Charges, Development Charges, Satellite Town Fee
Charges and Flag Day Fund Charges.
20. Payment of Scrutiny Charges, Centage Charges, Display Board Charges, Subdivision Charges, Development Charges, Development Late Interest
Charges, Satellite Town Fee Charges and Flag Day Fund Charges received from the applicant on 25.03.2026 and 16.10.2026, respectively.
21. Circular Letter No. Roc. No. 4367/2019/TCP2, issued by the Director of Town and Country Planning, Chennai, dated 14.08.2021.
22. Resolution No. 2 of the 181st Mamallapuram Local Planning Authority, dated 18.07.2023.

ORDER:-
The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, forwarded to
Commissionarate of Town and Country planning Chennai for Technical concurrence. The applicant was directed to handover the lands for roads, public
purposes meant for local body and TANGEDCO vide reference 3rd cited above. On receipt of gift deed vide reference 5th cited above. The Technical
concurrence is issued vide reference 4th cited above for Residential Layout at ChengalpattuDistrict,ThiruporurTaluk and Panchayat Union,
KatturVillage, S.No.63/1, 63/2, 64/1B,64/6A, 64/6B, 65/2, 65/3A, 65/3B, 65/3C,
65/3D,84/2,84/3A,84/3B2,84/3D,84/4A,84/4D1,85/1, 85/2A,85/3,
86/1,86/2A,86/2B,86/2C,87/1,87/2,88,92/4,106/2,107/1, 107/2,107/3,107/4,107/5,107/6,109,110,113/1,114,115,116,
118/1,118/2A,118/2B1,118/2B2,118/3&206/26A3 and Illalur Village, S.No:445/2-SiteExtent.153853.00Sq.m (38.01Acres)and the number is assigned as
L.P / DTCP No.146/2026.
The receipt of payment of charges such as Scrutiny Charges, Centage, display board charges, Sub Division Charges, Development Charges, Satellite
Town Fee Charges and Flag day fund chargesvide reference 20th 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/Ordersissued 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 ofSurvey 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. With reference to the 8th and 10th 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 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park,
public purpose areas with Survey Number sub-division in revenue records in favour 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. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
6. 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 organization to decide this.
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-
227 Non Taxation fees - 09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 38.01 Acres (or) 153853.00 Sq.m
No. of Plots :651 (Including EWS Plots)
EWS Plots : 56, 74 – 113, 115 – 116, 125 – 224, 247 – 339, 268 – 271, 297 - 300.

EWS Extent :10577.03Sq.m. (10.39%)
Commercial : 2950.91 Sq.m.

Gifted over to Local Body :
Layout Road & Splay Extent : 52095.49Sq.m.
Public Purpose : 513.51Sq.m (0.50 %)
TANGEDCO Purpose : 509.49Sq.m (0.50 %)
Park :-
Park – 1 : 5127.42Sq.m.
Park – 2 : 3563.98Sq.m.
Park – 3 : 1634.74Sq.m.
Total : 10326.14Sq.m. (10.15 %)

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

1. Scrutiny Fee -Rs.2,30,780/-; Payment Receipt No.2026032563402; Transaction ID : 4096213641346; Dt: 25.03.2026.

2. Display Charges – Rs.10,000/-; Payment Receipt No.2026101663402; Transaction ID : 1929426277827; Dt: 16.10.2026.

3. Centage Fee – Rs.2,04,000/-; E-Challan No.20261016009372;Dt: 16.10.2026.

4. Satellite Fee – Rs.38,46,500/-; Payment Receipt No.2026101663402; Transaction ID : 1929426277827; Dt: 16.10.2026.

5. Sub Division Fee – Rs.2,72,000/-; Payment Receipt No.2026101663402; Transaction ID : 1929426277827; Dt: 16.10.2026.

6. Development Fee – Rs.6,15,440/-; SB Collect Ref. No.DUQ1091223; Dt: 16.10.2026.

7. Flag Day Fund Fee – Rs. 41,000/-; ReceiptNo.FD/FUND/2543457; Acknowledgement Ref.No.FL34025675399 Dated : 16.10.2026

Copy to :-

1. M/s. TVS Emerald Limited and Others
Ispahani Centre,
4th Floor, Door No. 123,124,
Nungambakkam High Road,
Chennai- 600034,
Mob : 8056067860
Email Id : dv.legalteam@gmail.com

2. Tahsildar concerned (TamilNilam).
ThiruporurTalukOffice,
Chengalpattu District.

3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
TNRERA Building,
No.133, G – Block,
First Avenue, Anna Nagar (East),
Chennai – 600 102.

4. Sub Registrar,
Thiruporur 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	230780	25/03/2026
2	OSR Fee		
3	Centage Charges	204000.00	16/10/2026
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	272000.00	16/10/2026

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.