PP APPROVAL RECORD

Planning Permission

Survey 256/1 and 7 more

Madurantakam, Madurantakam taluk

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Layout Approval

ISSUING AUTHORITY
DTCP

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. 7YLE6SPQ/2026/TCP Date : 20/01/2026

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Commissioner
Madurantakam Municipality,
Madurantakam Taluk,
Chengalpattu District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning office , Chengalpattu District - Chengalpattu District, , Madurantakam Municipality , Madurantakam Village – S.Nos. 256/1Part 256/2Part, 257Part - Block No-60, Ward-A - T.S.Nos.15/1, 15/2, 15/3, 15/5, 15/8- Site Extent – 23658.00 sq.m (5.85 Acres) –Technical Approval issued - Forwarded for further action - Reg.

Ref : 1. Application(ReferenceNo.7YLE6SPQ) received through Single Window Portal from Thiru. S.Ravindran, Thiru.S.Karthik, Tmt.S.Sengamalam,
Dated : 07.11.2025, 10.12.2025 and 09.01.2026.
2. Directorate of Town and Country Planning Chennai, Road pattern issued dated: 29.12.2025.
3. Directorate of Town and Country Planning Chennai, Technical Concurrence issued Dated on: 14.01.2026
4. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
5. Gift deed document No.103 /2026 dated: 06.01.2026 Uploaded by the Applicant Dt: 09.01.2026
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,DepartmentofMunicipalAdministrationandWatersupply,Dated:04.02.2019,G.O.16DepartmentofMunicipal Administration and Water
Supply, dated: 31.01.2020.
9. G.O.No.181,HousingandUrbanDevelopment[UD4(1)]Department,Dated:09.12.2020andG.O.No.141,HousingandUrban Development
[UD4(1)],Department, Dated:16.07.2022.
10. G.O. No.141, Housing and Urban Development [UD 4(3)]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. DemandraisedforpaymentofCentage,displayboardcharges,Sub-DivisionCharges,DevelopmentChargesandFlagday fund charges respectively
dated on 19.01.2026
14. Payment of Centage,displayboardcharges,Sub-DivisionCharges,DevelopmentChargesandFlagdayfundcharges received from the
applicant respectively on Dt : 20.01.2026

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ORDER:-

The application was processed as per the prevailing rules and after per using the records and after conducting

site inspection, forwarded to
Director of Town and Country planning Chennai for Technical concurrence.The applicant was directed to hand over the lands for parks, roads,
public purposes
Meant for local body and TANGEDCO vide reference 3rd cited above.On receipt of gift deed vide reference 6th cited above.The Technical
concurrence
Is issued vide reference 4th cited above for Residential Layout at Chengalpattu District, Madurantakam Taluk, Madurantakam Municipality
Madurantakam Municipality , Madurantakam Village – S.Nos. 256/1Part 256/2Part, 257Part - Block No-60, Ward-A - T.S.Nos.15/1, 15/2, 15/3, 15/5,
15/8- Site Extent – 23658.00 sq.m (5.85 Acres) and the number is assigned as LP/DTCP No. 05 /2026.

The receipt of payment of charges such as Centage, display board charges, Sub-Division Charges, Development Charges and Flag day fund charges
Vide reference15th 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. With reference to the 9th and 10th cited Government orders, “The Owners / developers shall be allowed either to carryout 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 as low pace, the maintenance period shall be extended till 60%of the plots developed in the layout or 5years whichever is later”.

2. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or re arranged. But in rural are as, if the EWS plots are not
sold
After morethan 3years,after the plot approval, as per G.O.16,MunicipalAdministration and Water Supply Department, Dated: 31.01.2020, should be
applied in appropriate permission for amalgamation of EWS plots.

3. With reference to the 12th cited and 13th 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. Thisofficehasnotlegallycertifiedthetitletotheownershipbygrantingthetechnicalclearanceandplanningpermission.

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 as certain 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.

5. The owners/ developers shall be allowed either to carryout Infrastructure development works as per the standards specified by the local body
Concerned or to pay the estimate cost of 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 pre 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.

6. As envisaged under the "Tamil Nadu Real Estate (Regulation & Development)Act2016,thepromoterhastoadvertise,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 layoutis located in an area other than planning area, the local authority shall also collect the ScrutinyfeeRs-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 8th
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:5.85 Acres (or) 23658 .00 Sq.m No. of Plots : 153
EWS Plots : 7-14, 22-38, 116-120
EWS Extent : 2005.60 Sq.m. (10.25 %)

Gifted over to Local Body :
Layout Road & Splay Extent : 4092.50 Sq.m.
Public Purpose : 116.40 Sq.m - 0.59%
TANGEDCO Purpose : 116.10 Sq.m - 0.59%
Park : 1974.70 Sq.m -10.09. %

The fees/charges collected from the applicant are as follows:
1.ScrutinyFee-Rs. 35, 487/- Payment Receipt No. 2025110756772,
Transaction ID : 6360807903356 Dt: 07.11.2025

2. Display Charges – Rs.10,000/- Payment Receipt No. 2026012056772
Transaction ID : 2271649288626 Dt: 20.01.2026

3. Centage Fee–Rs. 46, 500/ - E-Challan No. 20260120000955 Dt: 20.01.2026 ,
Bank ref no. CPAGEQFIG2

4. Sub-DivisionFee–Rs. 77, 500.00/- Payment Receipt No. 2026012056772,
Transaction ID : 2271649288626 Dt: 20.01.2026

5. Development Fee–Rs. 94632.00 /- Payment Receipt No. 2026012056772,

Transaction ID : 2271649288626 Dt: 20.01.2026

6. Flag Day Fund Fee – Rs.24,000/- Receipt No: FD/FUND/1869102
Acknowledgement Ref.No: FL25056512106, Dt: 20.01.2026

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

To
1.Thiru.S .Ravindran & others
No.5, 11th Avenue, Harrington Road ,
Shenoy Nagar
Chennai – 600 030

2.Tahsildar concerned (Tamil Nilam).
Chengalpattu Taluk Office,
Chengalpattu District.

3.The Chairman,
TamilNadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road ,
Egmore,
Chennai - 600 008.

4.Sub Registrar,
Madurantakam 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	35487	07/11/2025
2	OSR Fee		
3	Centage Charges	46500.00	20/01/2026
4	Development Charges	94632.00	20/01/2026
5	Display Board Charges	10000.00	20/01/2026
6	Satellite town charge		
7	Sub Division Charge	77500.00	20/01/2026

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.