PP APPROVAL RECORD

Planning Permission

Survey 1874/1A and 14 more

Chengalpattu 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. 8PLCK4WH/2026/TCP Date : 27/03/2026

From:

Joint Director / Deputy Director / Assistant Director

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

To :

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

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning office Chengalpattu District, Chengalpattu Taluk, Kattankulathur Panchayat Union, Palur Panchayat, Palur 'B' Village, S.Nos. 1874/1A, 1874/1B, 1874/2A2, 1874/2B, 1874/3, 1875, 1876/1, 1876/2A, 1876/2B, 1876/2C, 1876/2D, 1876/2E, 1876/2F, 1876/4, 1877, 1880/4A, 1880/5B, 1884/1A, 1895/1, 1895/2, 1896/1B, 1898, 1899/2, 1899/3, 1901/2B1, 1901/2B2 1901/2C Site Extent. 40300.00 Sq.m (9.95 Acres) and Owner's Use-1, S.F.No. 1884/1Bpart, located in Approved Layout LP/DTCP(AD)(CD)No.183/2025 - Site Extent. 158.00 Sq.m (0.04 Acres) – Technical Approval issued - Forwarded for further action - Reg.

Ref : 1. Application (Reference No. 8PLCK4WH) received through Single Window Portal from M/s. Sameeraa Foundations Pvt Ltd,, Dated: 09.02.2026.

2. The Assistant Director, Chengalpattu District Town and Country Planning office, Inspection Report Dated: 11.02.2026.

3. Directorate of Town and Country Planning Chennai, Road pattern issued dated: 03.03.2026.

4. Directorate of Town and Country Planning Chennai, Technical Concurrence issued Dated on: 18.03.2026.

5. Gift deed document No.4722/2026 dated: 13.03.2026 Uploaded by the Applicant Dt: 18.03.2026.

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, 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.

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 [UD 4(1)], dated 16-07-2022.

11. Government Letter No.19113 / UD4(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. District Collector, Chengalpattu District, Letter Roc.No. 8744/2024/AA2, Dated: 13.01.2025 and Roc.No. 15452/2024/AA2, Dated: 13.01.2025.

14. G.O. No.53, Housing and Urban Development Department[UD4(1)], Dated: 28.02.2024

15. Tamil Nadu Government Gazette No.28] Part – II, Section 2 Dt: 10.07.2024

16. Demand raised for payment of Centage, Sub-division charge, Development Charge, Display board charge and Flag day fund charge respectively dated on 24.03.2026.

17. Payment of Scrutiny Charge, Centage, Sub-division charge, Development Charge, Display board charge and Flag day fund charge received from the applicant respectively on Dt : 09.02.2026 & 24.03.2026.

ORDER:-

The online 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 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 Chengalpattu District, Chengalpattu Taluk, Kattankulathur Panchayat Union, Palur Panchayat, Palur 'B' Village, S.Nos. 1874/1A, 1874/1B, 1874/2A2, 1874/2B, 1874/3, 1875, 1876/1, 1876/2A, 1876/2B, 1876/2C, 1876/2D, 1876/2E, 1876/2F, 1876/4, 1877, 1880/4A, 1880/5B, 1884/1A, 1895/1, 1895/2, 1896/1B, 1898, 1899/2, 1899/3, 1901/2B1, 1901/2B2
1901/2C Site Extent. 40300.00 Sq.m (9.95 Acres) and Owner's Use-1, S.F.No. 1884/1Bpart, located in Approved Layout LP/DTCP(AD)(CD)No.183/2025 - Site Extent. 158.00 Sq.m (0.04 Acres) and the number is assigned as L.P/DTCP No.49/2026.

The receipt of payment of charges such as Scrutiny Charge, Centage charge, Sub-division charge, Development Charge and Flag day fund charge vide reference 17th 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 7th, 8thand 9thcited 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. Amalgamation shall be permissible in those cases of Economically Weaker Section plots in areas other than Corporations and Municipalities after a period of three years. In such cases of amalgamation, the planning parameters for Economically Weaker Section areas shall not apply.

3. With reference to the 10thcited and 11thcited 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 favor 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. 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.

6. 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 : 40300.00 Sq.m. (or) 9.95 Acre
No. of Plots : 189 (Including EWS Plots)
EWS Plots : 69-79, 82-93, 150-154, 157, 158, 164-176.
EWS Extent : 2749.53 Sq.m. (10.22%)

Gifted over to Local Body :
Layout Road & Splay Extent : 13394.70 Sq.m.
Public Purpose : 143.33 Sq.m - 0.53 %
TANGEDCO Purpose : 140.31 Sq.m - 0.52 %
Park
Park – 1 : 392.35 Sq.m.
Park – 2 : 501.60 Sq.m.
Park – 3 : 1465.29 Sq.m.
Park – 4 : 350.14 Sq.m.
TOTAL : 2709.38 Sq.m. (10.07 %)

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

1. Scrutiny Fee - Rs.60,450/- Payment Receipt No. 2026020961365
Transaction ID : 2664909894515 Dt: 09.02.2026.

2. Display Charges – Rs.10,000/- Payment Receipt No. 2026032461365
Transaction ID : 6145416717829 Dt: 24.03.2026.

3. Centage Fee – Rs.60,000/- E-Challan No : 20260324030967
Dt: 24.03.2026.

4. Sub division Charge – Rs.80,000/- Payment Receipt No. 2026032461365
Transaction ID : 6145416717829 Dt: 24.03.2026.

5. Development Fee – Rs.1,61,200/- Payment Receipt No. 2026032461365
Transaction ID : 6145416717829 Dt: 24.03.2026.

6. Flag Day Fund Fee – Rs.12,000/- Receipt No: FD/FUND/2021721, Acknowledgement Ref. No:FL27099663844 Dt: 24.03.2026.

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

To:
The President,
Palur Panchayat,
Kattankulathur Panchayat Union,
Chengalpattu Taluk,

Chengalpattu District.

1. M/s. SAMEERAA FOUNDATIONS PVT LTD.,
6/11 Mahalingam Street,
Nungambakkam, Egmore,
Chennai - 600 048.
Mob : 9884864435
Email Id : liaisoning@sameeragroups.com

2. Tahsildar concerned (TamilNilam).
Chengalpattu Taluk Office,
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,
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	60450	09/02/2026
2	OSR Fee		
3	Centage Charges	60000.00	24/03/2026
4	Development Charges	161200.00	24/03/2026
5	Display Board Charges	10000.00	24/03/2026
6	Satellite town charge		
7	Sub Division Charge	80000.00	24/03/2026

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
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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.