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REFERENCE
01 -2025/2026

ISSUED
02 March 2026

PP 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.

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

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

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

ROC No. HV7VGFC7/2025/TCP Date : 05/03/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

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

Sir/ Madam,

Sub : District Town and Country Planning office Chengalpattu District- Residential Layout – Chengalpattu District and Taluk, Kattankulathur Panchayat Union, Veerapuram Panchayat and Village in the Land Bearing S.No.86 to an extent of 9550.00 Sq.m.(2.36 Acre) – Technical Approval issued - Forwarded for further action - Reg.

Ref : 1 Application (Reference No. HV7VGFC7) received through Single Window Portal from SIVANESH BAGERATHI ENTERPRISES Thiru. S.
NAMASIVAYAM, Dated: 10.06.2024.

2 Road pattern plan approved by the District Town and country planning Office, dated: 28.12.2024.

3 Joint Director, Agriculture and Welfare Department, Chengalpattu NOC Letter Ka.No.E2/4304/2024 Dt: 03.07.2024

4 District Forest Office, Chengalpattu Division, Kancheepuram Letter C.No.D/3216/2024 Dt: 16.12.2024

5 G.O.(Ms)No.74 Environment, Climate Change and Forest(FR.10)Department dated 05.04.2023(Formation of approach road to S.F.No.86
of Veerapuram village 0.198 hac)

6 Government of India, Archaelogical survey of India, Chennai Circle NOC Letter F. No.AVACT/CC/MPM/2024-25/2704 Dt : 30.08.2024

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

8 Gift deed document No.354/2025 dated.10.01.2025 Uploaded by the Applicant SIVANESH BAGERATHI ENTERPRISES Thiru. S.
NAMASIVAYAM , Dt: 19.02.2025.

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

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

11 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.

12 G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020

13 Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

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

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

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

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

18 Demand raised for payment of Centage, display board charges, Satellite Town Charges and Sub-division charges respectively dated on
19.02.2025 & OSR-Guideline Value Charges Dated : 28.12.2024

19 Payment of Centage, Display board charges, Satellite Town Charges and Sub-division charges received from the applicant respectively
on Dt : 19.02.2025 & Scrutiny fee Charges Dt: 10.06.2024, OSR-Guideline Value Charges Dated : 17.02.2025

20 Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular).

ORDER:-

The online application received for the issuance of Technical approval for the residential layout vide under reference 1st cited above.
The application was processed and letter issued directing applicant to handover the land earmarked for road, park, Public purpose of local
body and TANGEDCO to the appropriate authority vide reference 2nd cited above.

On receiving the gift deed soft copy vide reference 8th cited above and On receipt of payment of charges such as Centage charges, Display
board charges, Sub-division charges, OSR Charges and Development Charges vide reference 19th cited above, the technical Approval is
assigned as SWP/DTCP/Chengalpattu District -LAYOUT No.28/2025.

The approved Layout plan is enclosed herewith for taking further action in the regard. The applicant should submit the original Gift deed of
4th cited above to the concerned local body.

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.

5. As per the G.O in the reference 10th cited the layout proposed in Non Planning Area, the final Approval shall be

given by the local
authority only after collecting as scrutiny fees as per rule 3 and 3% of the market value of the site as land use change fees as per rule 9 should
be collected before issue of final Approval.

SPECIAL CONDITIONS:

1. With reference to the 10th, 11th and 12th 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 12th cited and 13th cited letter, the concern local body must issue the final approval After transfer of earmarked
road, park, Public purpose of local body areas S.F. No sub-division in favor 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. 20% centage charge for flag day fund in the name of “Armed Forced Flag Day Fund” should be payable by the applicant at Nationalized
bank draft as Payable at Chennai.

6. 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.

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 : 9550.00 Sq.m (or) 2.36 Acre
No. of Plots : 9 Nos
Gifted over to Local Body :
Layout Road & Splay Extent : 1840.00 Sq.m.

Public Purpose : 39.50 Sq.m (0.51 %)
TANGEDCO Purpose : 39.50 Sq.m (0.51 %)

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

1. Scrutiny Fee - Rs.14,325/- Payment Receipt No. 2024061028866
Transaction ID : 5804876992236 Dt: 10.06.2024.

2. Display Board Charges – Rs.10,000/- Payment Receipt No. 2025021928866
Transaction ID : 8881741222917 Dt: 19.02.2025.

3. Centage Fee – Rs.3,000/- Payment Receipt No. 2025021928866
Transaction ID : 8881741222917 Dt: 19.02.2025

4. Sub-division Fee – Rs.4,000/- Payment Receipt No. 2025021928866
Transaction ID : 8881741222917 Dt: 19.02.2025.

5. Development Fee – Rs.38,200/- Payment Receipt No. 2025021928866
Transaction ID : 8881741222917 Dt: 19.02.2025.

6. OSR Fee – Rs.12,01,521/- Payment Receipt No. 2025021728866
Transaction ID : 4232180659646 Dt: 17.02.2025.

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

Copy to :-

1. SIVANESH BAGERATHI ENTERPRISES
Thiru. S. NAMASIVAYAM
No.318B, Venkataraman Nagar,
6th Main Road,
Hasthinapuram, Chennai – 600 064.
Ph: 9941858109

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)
No.67, Varadharav Street,
NGGO Nagar,
Chengalpattu – 603 001.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	14325	10/06/2024
2	OSR Fee	1201521	17/02/2025
3	Centage Charges	3000.00	19/02/2025
4	Development Charges	38200.00	19/02/2025
5	Display Board Charges	10000.00	19/02/2025
6	Satellite town charge		
7	Sub Division Charge	4000.00	19/02/2025

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.