PP APPROVAL RECORD

Planning Permission

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.

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Town and Country Planning Department(Planning Permission)

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

ROC No. SLQZDMPY/2026/TCP Date : 10/11/2026

From:

Joint Director / Deputy Director / Assistant Director

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

To :

Block Development Officer,
Kattankulathur Panchayat Union,
Chengalpattu Taluk,
Chengalpattu District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning office Chengalpattu District - Chengalpattu District/ Taluk, Kattankulathur Panchayt Union, Veerapuram Panchayat, Paranur Village, Rajakulipettai Panchayat, Hanumanthai Panchayat, Kunnavakkam Panchayat, Anjur Panchayat, Thenmelpakkam Panchayat - Revised Layout in the Approved Layout of L.P./DTCP No.01/2017 - Plot No.P-23 Subdivided into P23/1 and P23/2 in the Approved Subdivision L.P./DTCP No.10/2023 - Plot No.P23/1 - Subdivided into Four Plots (P23/1A, P23/1B, P23/1C and P23/1D) - Site Extent.114606.98 Sq.m (28.32 Acres) - Technical Approval issued - Forwarded for further action - Reg.

Ref : 1. Application (Reference No. SLQZDMPY/2026) received through Single Window Portal from M/s. Mahindra World City Developers Limited Dated: 09.09.2026.

2. The Assistant Director, Chengalpattu District Town and Country Planning office, Inspection Report Dated: 11.09.2026.

3.

4. Commissionarate of Town and Country Planning Chennai, Road pattern issued dated: 30.09.2026.

Commissionarate of Town and Country Planning Chennai, Technical Approval issued Dated on: 04.11.2026.

5. Gift deed document No.19061/2026 dated: 30.10.2026 Uploaded by the Applicant M/s. Mahindra World City Developers Limited

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

7. 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.

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

9. 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.

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

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

12. G.O. No.343, Housing and Urban Development Department, Dated: 30.12.2025.
13. G.O. No.134, Housing and Urban Development Department, Dated: 11.03.2026.

14. G.O.(Ms.) No.79, Housing and Urban Development, dated: 04.05.2017. Commissioner (i/c), Directorate of Town and Country Planning, Chennai ROC No.19409/2016/LA1, dated.06.01.2017. (Layout Approved in LP/DTCP No.01/2017)

15. Joint Director/Deputy Director/Assistant Director(i/c) District Town and Country Planning, Chengalpattu District, Letter ROC.No.2C8MOKIU/2022/TCP, dated:03.02.2023. (Subdivision Approved in LP/DTCP No.10/2023)

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, Sub Division Charges, Development Charges and Flag day fund charges respectively dated on 05.11.2026.

19. Payment of Scrutiny Charges, Centage, display board charges, Sub Division Charges, Development Charges and Flag day fund charges received from the applicant respectively on Dt : 08.09.2026 & 06.11.2026 and 10.11.2026.

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

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 road for local body 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/ Taluk, Kattankulathur Panchayt Union, Veerapuram Panchayat, Paranur Village, Rajakulipettai Panchayat, Hanumanthai Panchayat, Kunnavakkam Panchayat, Anjur Panchayat, Thenmelpakkam Panchayat - Revised Layout in the Approved Layout of L.P./DTCP No.01/2017 - Plot No.P-23 Subdivided into P23/1 and P23/2 in the Approved Subdivision L.P./DTCP No.10/2023 - Plot No.P23/1 - Subdivided into Four Plots - Site Extent.114606.98 Sq.m (28.32 Acres) and the number is assigned as L.P/DTCP No.156/2026.
The receipt of payment of charges such as Scrutiny Charges, Centage, display board charges, Sub Division Charges, Development Charges and Flag day fund charges vide reference 19th 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 and 9th 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".

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 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.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 28.32 Acres (or) 114606.98 Sq.m
No. of Plots : 04 (P23/1A, P23/1B, P23/1C and P23/1D)

Gifted over to Local Body :
Layout Road & Splay Extent : 3765.28 Sq.m.

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

1. Scrutiny Fee - Rs.1,71,911/-; Payment Receipt No. 2026090871289; Transaction ID : 5390969563329; Dt: 08.09.2026.

2. Display Charges – Rs.10,000/-; Payment Receipt No. 2026110671289; Transaction ID : 3078052012825; Dt: 06.11.2026.

3. Centage Fee – Rs.1,200/-; E-Challan No. 20261106035934; Dt: 06.11.2026.

4. Development Fee – Rs.4,58,428/-; Payment Receipt No. 2026110671289; Transaction ID : 3078052012825; Dt: 06.11.2026.

5. Sub Division Fee – Rs.1,600/-; Payment Receipt No. 2026110671289; Transaction ID : 3078052012825; Dt: 06.11.2026.

6. Flag Day Fund Fee – Rs. 1,000/-; Receipt No.FD/FUND/2587173; Acknowledgement Ref.No.FL34657904460 Dated : 10.11.2026

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

Copy to :-

1. M/s. MAHINDRA WORLD CITY DEVELOPERS LIMITED
Administrative Block,
Central Avenue,
Paranur, Chengalpattu district – 603 002.
Mob : 9176827666
Email Id : srinivasan@prologicindia.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	171911	08/09/2026
2	OSR Fee		
3	Centage Charges	1200.00	06/11/2026
4	Development Charges	458428.00	06/11/2026
5	Display Board Charges	10000.00	06/11/2026
6	Satellite town charge		
7	Sub Division Charge	1600.00	06/11/2026

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

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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.