PP APPROVAL RECORD

Planning Permission

Survey 98/1 and 7 more

MNTDA Pooncheri, Thirukalukundram taluk

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

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.

ASSISTANT DIRECTOR,
DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
CHENGALPATTU DISTRICT

From
Thiru. G. Krishnakumar, B.E, M.Plan.
Assistant Director,
District Town and Country Planning Office,
D- Block, 4th Floor,
Vedanarayanapuram, Venpakkam,
Chengalpattu – 603 111.
Ph : 044 – 27422144
E-mail : ddcgldistrict@gmail.com

To
The Commissioner,
Mamallapuram Municipality,
Thirukalukundram Taluk,
Chengalpattu District.

Online Application No:SWP/BPA/024873/2026 Date: 26.10.2026.

Subject

HRB and NHRB – Institutional Building – Resilient Initiative for Sustainable Environment (RISE): Design of Climate Change Arboretum Interpretation Centre & Real- Time Data Analytics Management Laboratory for Mamallapuram (Mahabalipuram) and Heritage and Cultural Educational Complex - **Office Of The District Town And Country Planning, Chengalpattu – Mamallapuram New Town Development Authority** - **Proposed High Rise Institutional Building (Heritage and Cultural Complex)** - Chengalpattu District, Tirukalukundram Taluk, MNTDA Pooncheri Village, S.F.Nos.98/1, 2, 3B1, 4, 5, 6A, 6B, 7; 99/1,2A, 2B, 3A, 4; 101/1, 2A, 2B, 3, 4, 5, 7, 8, 9; 102/1A, 1B, 2A, 2B, 2C1, 2C2; 103/ 1A, 1B, 2A1, 2A2, 2A3, 2A4, 2A5, 2B, 3; 104/2, 106/1A1A, 1A1B, 1A2A, 1A2B, 1B, 2, 3, 4; 107/1A1, 1A2, 1B1, 1B2, 2, 3A, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 4A, 4B, 5, 6A, 6B; 108/ 1, 2, 3, 4, 5, 6A, 6B, 7, 8A, 8B; 109/1, 2; 110/1, 2A, 2B, 2C, 3A, 3B, 3C, 4A, 4B, 5A, 5B; 111; 112/2, 3A, 3B, 3C, 4; 113/1, 2, 3; 114/1, 2A, 2B; 115/1A, 1B, 1C, 1D, 2, 3, 4, 5; 116/1A, 1B1, 1B2A, 1B2B, 1B2C1, 1B2C2, 1B2C3, 1B2C4, 1B3, 2, 3; 117/1, 2, 3B; 118/2, 3A, 3B, 5A, 5B1, 5B2, 5C, 5D, 5E, 6; 119/3A; 120/3A; 121/1, 2, 3, 4; 122/1A1; 130/3A, 161/1, 2B, 4A, 4C; 163/1B1, 1B2, 2A, 2B; 165/1, 2, 3, 4, 5, 7A, 8A; 166/1A, 2A, 2B; 167/1A, 1B, 1C1, 1C2, 1D1, 1D2, 1E1A, 1E1B, 1E2, 1E3, 2A, 2B, 3A1, 3A2, 3B, 3C1, 3C2, 3D, 3E1, 3E2, 3F, 4; 168/1, 2, 3A, 3B, 3C, 3D, 4A, 4B, 4C; 169/1, 2, 3;

170/1A1, 1A2, 1B, 1C, 1D1, 1D2, 1E, 1F, 2A, 2B, 3A, 3B; 171/1A1B, 1A4, 1A5, 1A6, 1A7, 1A8, 1B1, 1B2, 1C1, 1C2, 1D, 2; 172/1, 2A, 2B, 3A, 3B, 4A, 4B, 5; 173/2, 1A, 1B, 1C, 3A1, 3A2, 3B, 3C1, 3C2, 3C3, 3C4, 3D1A, 3D1B, 3D2, 3E1, 3E2, 3F1, 3F2, 3F3, 3F4A, 3F4B, 3F5, 3F6, 3G; 174/2A3, 2A4, 2A5, 2A6, 2B1B, 2B2, 2B3A, 2B3B1, 2B3B2; 185/2B; 186/1, 2; 187/1; 188; 189/1A, 2A, 3A, 4; 209/3A, 3C1, 3C2, 3C3; 210/1A1, 1A2A2, 1A2B, 2A1, 2A2, 2B1, 2B2, 3A, 3B, 3C, 3D1; 223/1A1A4, 1A1B2, 1A1C, 1A1D2, 1A2, 1B, 2A, 2B, 3B, 4, 5, 6B, 7, 8, 9A2, 9B, 10B, 11, 12 and 163/1A (Lease Land) with a total site Extent of 310450.00Sqm (As per Patta) - Total FSI Area –70670.25Sqm for the proposed High Rise Institutional Building - Technical Approval issued– Forwarded for further action - Regarding.

Reference

1. Applicant M/s.Mata Amritanandamayi Mandir Trust, Online Application No. SWP/BPA/0024873/2023, Scrutiny Reference No. 6FRX5YAX Dated: 02.12.2023.
2. The Assistant Director, Chengalpattu District Town and Country Planning office, Inspection Report, Dated: 28.12.2023.
3. Commissioner of Town and Country Planning, Chennai Technical Concurrence issued on dated : 01.09.2026.
4. HRB Meeting held on 19.02.2026, Subject No.17
5. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
8. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
9. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
10. G.O. No.54, Housing and Urban Development Department, Dt: 12.03.2020.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.

14. G.O.(Ms)No.171, Housing and Urban Development Department, (UD4(1)), Dated:30.10.2025.

15. G.O.(Ms)No.155, Housing and Urban Development Department, (UD4(1)), Dated 08.10.2025

16. G.O.(2D)No.235, Housing and Urban Development (UD4(1) Department, Dated:04.08.2025.(Land use conversion)

17. Land use Conversion G.O. 235, Published in Tamil Nadu Government Gazette No.37, Part VI, Section 1, Dated:17.09.2025 Page No.381

18. District Officer, Fire & Rescue Services Department, Chengalpattu, NOC PP.NOC No.8764/NOC/NMSB/2026, Dated: 20.03.2026. Token No.368435

19. Airport Authority NOC ID. CHEN/SOUTH/B/072023/770564 Dated:25.08.2023 Valid up to 24.08.2031

20. Member Secretary / TNSCZMA, Director of Environmental and Climate change Department, letter no. Efile / DOECC /164 / 2026 –TA- GIS, Dated:03.02.2026

21. Member Secretary / TNSCZMA, Director of Environmental and Climate change Department, letter no.P1/228/2024, Dated:07.03.2024

22. Ministry of Environment, Forest and Climate Change, (Issued by the State Environment Impact Assessment Authority (SEIAA), Tamil Nadu, EC Identification No EC24C3803TN5400830N Dated:20.05.2024

23. Applicant. M/s.Mata Amritanandamayi Mandir Trust, (Request of recognised as an Educational Institution proposal),letter Dated: Nil

24. G.O.(Ms)No.157, Planning, Development and Special Initiatives(TC-1), Department (UD4(1)), Dated.11.11.2025.

25. Structural design and drawings certified by Professor, IIT, Structural Engineering laboratory Department of Civil Engineering, Chennai on 13.02.2026.

26. G.O. No.19, Housing and Urban Development Department, Dated: 02.03.2022. (Tamil Nadu Town and Country Planning Act 2022 (Tamil Nadu Act 12, of 2022).

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

28. Tamil Nadu Government Gazette No.28] Part – II, Section – 2 Dt :10.7.2024.

29. Demand raised for payment of Centage charge, Infrastructure and Amenities Charge, Display board charge, Shelter Charge, CC Charge, Security Deposit Charge, Development Charge and Flag day fund Charge respectively Dt: 08.09.2026.

30. Payment of Scrutiny Fee, Centage charge, Infrastructure and Amenities Charge, Shelter Charge, Display board charge, CC Charge, Security Deposit Charge, Development Charge and Development Charge and Flag day fund Charge received from the applicant respectively Dt: 02.12.2023, 10.09.2026, 11.09.2026 & 17.09.2026.

31. Mamallapuram New Town Development Authority, 95th Meeting Resolution No.03, Dated :21.10.2026.

****

ORDER:

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection the file forwarded to Director of Town and Country planning, Chennai for Technical Concurrence. In the 3rd Cited letter, the Commissioner of Town and Country Planning, Chennai has issued the Technical Concurrence for High Rise and Non High Rise Institutional Building, Resilient Initiative for Sustainable Environment (RISE): Design of Climate Change Arboretum Interpretation Centre & Real- Time Data Analytics Management Laboratory for Mamallapuram (Mahabalipuram) and Heritage and Cultural Educational Complex and the number assigned as **SWP/B.P/DTCP No.599/2026.** Assistant Director / Member Secretary, Mamallapuram New Town Development Authority, Chengalpattu District Town and Country Planning Office, has recommended the proposal with a site inspection remarks.

Based on the Assistant Director / Member Secretary, Mamallapuram New Town Development Authority, Chengalpattu District Town and Country Planning Office, recommendation and HRB panel recommendation the applicant request has been accepted and the boundary of the site has been marked as **"1 to 160".**

Chengalpattu District, Tirukalukundram Taluk, MNTDA Pooncheri Village, S.F.Nos.98/1, 2, 3B1, 4, 5, 6A, 6B, 7; 99/1,2A, 2B, 3A, 4; 101/1, 2A, 2B, 3, 4, 5, 7, 8, 9; 102/1A, 1B, 2A, 2B, 2C1, 2C2; 103/ 1A, 1B, 2A1, 2A2, 2A3, 2A4, 2A5, 2B, 3; 104/2, 106/1A1A, 1A1B, 1A2A, 1A2B, 1B, 2, 3, 4; 107/1A1, 1A2, 1B1, 1B2, 2, 3A, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 4A, 4B, 5, 6A, 6B; 108/ 1, 2, 3, 4, 5, 6A, 6B, 7, 8A, 8B; 109/1, 2; 110/1, 2A, 2B, 2C, 3A, 3B, 3C, 4A, 4B, 5A, 5B; 111; 112/2, 3A, 3B, 3C, 4; 113/1, 2, 3; 114/1, 2A, 2B; 115/1A, 1B, 1C, 1D, 2, 3, 4, 5; 116/1A, 1B1, 1B2A, 1B2B, 1B2C1, 1B2C2, 1B2C3, 1B2C4, 1B3, 2, 3; 117/1, 2, 3B; 118/2, 3A, 3B, 5A, 5B1, 5B2, 5C, 5D, 5E, 6; 119/3A; 120/3A; 121/1, 2, 3, 4; 122/1A1; 130/3A, 161/1, 2B, 4A, 4C; 163/1B1, 1B2, 2A, 2B; 165/1, 2, 3, 4, 5, 7A, 8A;

166/1A, 2A, 2B; 167/1A, 1B, 1C1, 1C2, 1D1, 1D2, 1E1A, 1E1B, 1E2, 1E3, 2A, 2B, 3A1, 3A2, 3B, 3C1, 3C2, 3D, 3E1, 3E2, 3F, 4; 168/1, 2, 3A, 3B, 3C, 3D, 4A, 4B, 4C; 169/1, 2, 3; 170/1A1, 1A2, 1B, 1C, 1D1, 1D2, 1E, 1F, 2A, 2B, 3A, 3B; 171/1A1B, 1A4, 1A5, 1A6, 1A7, 1A8, 1B1, 1B2, 1C1, 1C2, 1D, 2; 172/1, 2A, 2B, 3A, 3B, 4A, 4B, 5; 173/2, 1A, 1B, 1C, 3A1, 3A2, 3B, 3C1, 3C2, 3C3, 3C4, 3D1A, 3D1B, 3D2, 3E1, 3E2, 3F1, 3F2, 3F3, 3F4A, 3F4B, 3F5, 3F6, 3G; 174/2A3, 2A4, 2A5, 2A6, 2B1B, 2B2, 2B3A, 2B3B1, 2B3B2; 185/2B; 186/1, 2; 187/1; 188; 189/1A, 2A, 3A, 4; 209/3A, 3C1, 3C2, 3C3; 210/1A1, 1A2A2, 1A2B, 2A1, 2A2, 2B1, 2B2, 3A, 3B, 3C, 3D1; 223/1A1A4, 1A1B2, 1A1C, 1A1D2, 1A2, 1B, 2A, 2B, 3B, 4, 5, 6B, 7, 8, 9A2, 9B, 10B, 11, 12 and 163/1A (Lease Land) with a total site Extent of 310450.00Sqm (As per Patta) with a total FSI Area is 70670.25Sqm.

The above High Rise Institutional Building proposal was placed in High Rise Building Panel meeting held on 19.02.2026.The subject was discussed and suggestions of High Rise Building panel were obtained.

In the reference 23rd above cited above, the applicant requested that the proposed development is not a conventional commercial project but a large scale institutional / Educational campus. As per the trust deed the organisation is mandated to establish and operate educational research and training institutions. The campus will conduct structured academic and training programmes. The project is conceived as a world class edutainment-based educational ecosystem.

In the reference 24th cited above, government sanctioned 80Lakhs towards a Climate Change Arboretum and Eco-Restoration Initiative at Mamallapuram under the Tamil Nadu Innovation Initiatives (TANII) Project. Mata Amritanandamayi Mandir Trust as knowledge partner will recreate native coastal eco systems, establish biomimicry and pollinator garden, set up interpretation trails, multilingual kiosks, AR/QR based story telling tools and open air classrooms for education and research for this initiative.

The Proposed of High Rise and Non High Rise Institutional Building satisfies the rules and power delegation given by Resolution of Mamallapuram New Town Development Authority, as per Director of Town and Country Planning, Chennai vide reference 31st cited above.

The area statement for the Proposed High Rise and Non High Rise Institutional Building is as below.

Total Site Area - 310450.00Sqm (As per Patta)

Total Site Area - 309082.00Sqm (As per Document)

Proposed High Rise and Non High Rise Institutional Building in sqm

Sl. No.	Floor Name	FSI Area	NON FSI Area	Total Built-up Area
1.	**Block -01 – Lobby & Parking**			
	Basement Floor	--	12358.50	12358.50
	Ground Floor	3636.94	12081.32	15718.26
	First Floor	4585.57	11132.68	15718.26
	Sub Total	**8222.51**	**35572.50**	**43795.01**
2.	**Block -02 – Study Gallery**			
	Ground Floor	2540.60	-	2540.60
3.	**Block -03 – Interpretation Center**			
	Ground Floor	2540.60	-	2540.60
4.	**Block -04 – Learning and Exhibition Halls**			
	Ground Floor	13592.65	-	13592.65
	First Floor	3040.00	-	3040.00
	Second Floor	1546.04	-	1546.04
	Sub Total	18178.69	-	18178.69
5.	**Block -05 – Theme Food Court**			
	Ground Floor	1225.00	-	1225.00
6.	**Block -06 – Learning Gallery**			
	Ground Floor	1140.30	-	1140.30
7.	**Block -07 – Cultural Educational Gallery**			
	Ground Floor	1140.30	-	1140.30
8.	**Block -08 – Knowledge Resource Centre**			
	Ground Floor	1140.30	-	1140.30
9.	**Block -09– Display Exhibit Gallery**			
	Ground Floor	1140.30	-	1140.30

10.	**Block -10– Monument**			
	Ground Floor	5567.45	-	5567.45
11.	**Block -11– Service Block**			
	Ground Floor	3200.00	-	3200.00
12.	**Block -12– Connecting Bridge**			
	Ground Floor	4800.00	-	4800.00
13.	**Block -13– Covered Corridors**			
	Ground Floor	15200.00	-	15200.00
14.	**Block -14– UG Tanks**			
	Ground Floor	1800.00	-	1800.00
15.	**Block -15 – STP**			
	Ground Floor	1800.00	-	1800.00
16.	**Block -16 – DG Room**			
	Ground Floor	440.00	-	440.00
17.	**Block -17 – DG Room**			
	Ground Floor	440.00	-	440.00
18.	**Block -18 – Services**			
	Ground Floor	120.00	-	120.00
19.	**Block -19 – Sub station with meter room**			
	Ground Floor	34.00	-	34.00
	TOTAL	**70670.05**	**35572.50**	**106242.55**

Total FSI Area : 70670.25Sqm

1) With the above area, the proposed High Rise and Non High Rise Institutional Building proposal is given Planning Permission As per as Town and Country Planning Act 1971, Section 49, with the following special and general conditions. The building plan Numbered as **SWP/B.P/M.N.T.D.A (CD-6) No.108/2026.**

2) As per Town and Country Planning Act 1971 section 50, duration of Planning Permission is valid from **26.10.2026 to 25.10.2034** vide reference Government order 11nd cited above.

3) The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.

4) The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this office for record.

SPECIAL CONDITIONS:

1. The OSR-1 (earmarked as "A01 to A28") area 38345.72Sqm shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41 (1) (i).

2. Conditions stipulated in the Land use conversion GO cited in the reference 16th issued by Housing and Urban Development (UD4(1) Department is to be followed scrupulously.
3. Conditions stipulated in the NOC cited in the reference 17th issued by District Officer, Fire & Rescue Services Department, Chengalpattu is to be followed scrupulously.
4. Conditions stipulated in the NOC cited in the reference 18th issued by Airport Authority of India NOC is to be followed scrupulously.
5. Conditions stipulated in the Environmental clearance cited in the reference 21st issued Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA), is to be followed scrupulously.
6. Structural Design and drawings certified by Professor, IIT, Structural Engineering laboratory Department of Civil Engineering, is to be followed scrupulously.
7. As per the G.O.Ms.No.171, Housing and Urban Development Department (UD4(1)), dated 30.10.2025 For Commercial, Industrial and Institutional buildings exceeding 300Sqm FSI area, a minimum of 10% of Car or Two Wheeler parking space shall be earmarked for Electric vehicles and shall be provided fast charging points.

8. As per the G.O.Ms.No.155, Housing and Urban Development Department (UD4(1)), dated 08.10.2025, Provision for in-building solutions for Digital Communications, Size of Telecom room 3.0m X 3.40m is to be provided and service plan with owner / applicant undertaking also to be provided to provide in-building solutions (IBS) for all Telecom Service providers.

9. It is responsibility of the builders in ensure safe bearing capacity of the soil and adequacy of the foundations.

10. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

11. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local bodies Act. Planning Permissions is issued subject to the condition that the applicant / developer and also the architects / Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.

12. The Town and Country Planning Department has not legally confirmed the land ownership of the applicant by issuing technical permission/planning permission. Before granting technical permission and planning permission, the documents submitted with the applicant's application (purchase deed, lease deed, lease, grant deed, public power deed etc.) are only verified whether the applicant has the right to develop. Thereby it is seen whether the initial applicant has the right to develop.

Any person who wants to purchase the property must separately confirm the ownership of the property to the applicant. Also, if any other individual has a claim over it, they can settle it before a court of competent jurisdiction, Urban Development Department is not the appropriate body to decide this.

13. The provisions in the G.O.(Ms). No.17; Housing and Urban Development (UD4)(3) Department dated; 05.02.2016 relating to installation and use of solar energy system should be followed.

14. "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 of sale, or invite person 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 Regulatory Authority".

15. Electrical Transformer room should be constructed as per the rule 46 of TNCDB rules 2019 with Satisfaction of TANGEDCO.

CONDITIONS:

1. Solar Water Heating System should be installed for the proposed Proposed High Rise and Non High Rise Institutional Building use construction.

2. The parking slot shall be used for that purpose as intended in the map.

3. As per G.O.(MS). No.171, Housing and Urban Development Department, dated: 30.10.2025 Electric Vehicles charging point should be provided.

4. No alteration shall be made in the building contrary to the existing approved drawings. Prior approval of this authority should be obtained if any changes are to be made.

5. Rainwater harvesting facilities as shown in the map. Government order No.138, Department of Municipal Administration and Drinking Water Supply dated: 11.10.2002 shall be implemented in the building. The petitioner shall provide at his own cost the disposal of sewage from the proposed building through private vehicles, secured drinking water facilities for the residents and water facilities for other needs.

6. Anti-mosquito device should be fitted to drinking water overhead tank and well located in the plot.

7. Fire prevention and fire fighting devices shall be provided as per rules in the proposed construction.

8. As per G.O No.341, Municipal Administration and Drinking Water Supply (N.N.1) Department Date: 03.11.2004 "U" Trap should be installed in septic tank.

9. Fly Ash Bricks and Materials should be used for the proposed building as per Environment and Forest Department notification.

10. A copy (true copy) of the approved drawing shall be installed on the board in a manner visible to all at the site during construction.

11. Wiring should be done by a government approved electrical contractor when the building is constructed.

The fees collected from the applicant are as follows.

1. **Scrutiny Fee - Rs.6,76,108/-**
   Payment Receipt No. 2023120224873
   Transaction ID : 4610281606125 Dt: 02.12.2023.

2. **Centage Charge for Building – Rs.1,30,000/-**
   E- Challan No. 20260910028514 Dt: 10.09.2026.

3. **Centage Charge for Land – Rs.900/-**
   E- Challan No. 20260910028514 Dt: 10.09.2026.

4. **Infrastructure & Amenities Charges - Rs.2,86,01,250/-**
   E- Challan No. 20260910028514 Dt: 10.09.2026.

5. **Shelter Charge – Rs.27,62,160/-**
E- Challan No. 20260910028868 Dt: 10.09.2026.

6. **CC Charges – Rs.11,44,107/-**
Payment Receipt No. 2026091124873
Transaction ID : 2376574959655 Dt: 11.09.2026.

7. **Security Deposit Charges – Rs.1,43,00,625/-**
Payment Receipt No. 2026091124873
Transaction ID : 2376574959655 Dt: 11.09.2026.

8. **Display Charges – Rs.10,000/-**
Payment Receipt No. 2026091124873
Transaction ID : 2376574959655 Dt: 11.09.2026.

9. **Development Charge for Building – Rs.12,75,600/-**
Payment Receipt No. 2026091124873
Transaction ID : 2376574959655 Dt: 11.09.2026.

10. **Development Charge for Land – Rs.12,41,800/-**
Payment Receipt No. 2026091124873
Transaction ID : 2376574959655 Dt: 11.09.2026

11. **Flag day Fund Charge – Rs.25,000/-**
Receipt No: FD/FUND/2480331
Acknowledgement Ref. No:FL33171878480 Dt: 17.09.2026.

Assistant Director/Member Secretary,
District Town and Country Planning Office,
Mamallapuram New Town Development Authority,
Chengalpattu District.

Copy To:

1. M/s. MATA AMRITANANDAMAYI MANDIR TRUST
No.132, Arcot Road,
Virugambakkam, Chennai - 600 092.
Mob : 9995881579
Email Id : projectofficemahabs@gmail.com

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

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.