PP APPROVAL RECORD

Planning Permission

Survey 304/3B and 19 more

Morapakkam Panchayat and, Maduranthagam taluk

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.

Town and Country Planning Department(Planning Permission)

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

ROC No. 261/2026/2026/TCP Date : 28/09/2026

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Morapakkam Panchayat,
Acharapakkam Panchayat Union,
Maduranthagam Taluk,
Chengalpattu District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning Office – Non Planning Area - The proposal for Residential Layout - Chengalpattu District - Madurandhagam Taluk – Morapakkam Panchayat and Village - S.No. 304/3B, 4B, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 & 25A - Site extent – 9700.00 Sq.m (2.40 Acre)- Technical Concurrence issued - forwarded for further action - Reg.

Ref : 1. Applicant M/s.Jaffi Enterprises Partner Mr.V.Jawahar & M/s.Jaya Property Developer Partner T.Natesan,Online Application No. W2C8540E/2026, Dated:15.06.2026
2. Joint Director, Chengalpattu District, Mu.Mu.Ka.No.E2/4471/2026, Dated.19.06.2026 (Dry Land Noc)
3. Road pattern plan approved by the District Town and country planning Office, dated: 13.08.2026
4. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
5. Gift deed document No.6110/2026 Dated.24.08.2026 Uploaded by the Applicant M/s.Jaffi Enterprises Partner Mr.V.Jawahar & M/s.Jaya Property Developer Partner T.Natesan
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 and G.O. No.181, Housing and Urban Development Department, Dated: 09.12.2020.
9. G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020
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. Letter Roc No.320/2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
13. G.O. No.53, Housing and Urban Development Department[UD4(1)], Dated: 28.02.2024
14. Tamil Nadu Government Gazette No.28] Part – II, Section 2 Dt: 10.07.2024
15. Demand payment Request Letter, Dated:13.08.2026, 07.09.2026 (requiring payment of OSR Charges, Development Charges, Sub Division Charges, Display Board Charge and Centage Fee).
16. Applicants Payment respectively on Dated.07.09.2026 and 09.09.2026 (Payment of OSR Charges, Development Charges, Sub Division Charges, Display Board Charge, Flag Day Fund Charge and Centage Fee).
17. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular).
18. Wildlife Warden, Chennai Wildlife Division. Letter C.No.5217/2025/D2 Dated. 17.11.2025 (Birds Noc)

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, Public purpose of local body and TANGEDCO to the appropriate authority vide reference 3nd cited above.

On receiving the gift deed soft copy vide reference 5th cited above and On receipt of payment of charges such as Scrutiny Charge, OSR Fee, Centage charges, Display board charges, Sub-division charges, Development Charges and Flag day fund charges vide reference 16th cited above, the technical Approval is assigned as SWP/DTCP/Chengalpattu District - LAYOUT No. 261/2026.

The approved Layout plan is enclosed herewith for taking further action in the regard. The applicant should submit the original Gift deed of 5th 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 7th cited the layout proposed in Non Planning Area, the final Approval shall be given by the local authority only after collecting Rs.1000/- 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.

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)

SPECIAL CONDITIONS:

1. With reference to the 7th, 8th 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”.

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 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road, 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. All the Conditions mentioned in the No-objection certificate issued by the Joint Director, Agriculture Department, Chengalpattu must be followed.

7. 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.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 9700.00 Sq.m (or) 2.40 Acre
No. of Plots : 69 Nos + 1-Owneruse

Gifted over to Local Body :
Layout Road & Splay Extent : 3165.20 Sq.m
Public Purpose : 35.65 Sq.m (0.54 %)
TANGEDCO Purpose : 43.52 Sq.m (0.66 %)

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

1. Scrutiny Fee - Rs. 14,550/- Payment Receipt No. 2026061567053
Transaction ID : 1777672919845 Dt: 15-06-2026

2. OSR Fee – Rs. 2,45,055/- E-Challan No. 20260907056146
SBI Collect Bank ref No. CPAHFJOEW1 Dt: 07-09-2026

3. Centage Fee – Rs. 21,900/- E-Challan No. 20260909007647
SBI Collect Bank ref No. CPAHFOTAE1 Dt: 09-09-2026

4. Display Board Charges – Rs. 10,000/- Payment Receipt No. 2026090967053
Transaction ID : 4942155816125 Dt: 09-09-2026

5. Sub-division Fee – Rs. 29,200/- Payment Receipt No. 2026090967053
Transaction ID : 4942155816125 Dt: 09-09-2026

6. Development Fee – Rs. 38,800/- Payment Receipt No. 2026090967053
Transaction ID : 4942155816125 Dt: 09-09-2026

7. Flag Day Fund Fee – Rs. 4,500/- Receipt No: FD/FUND/2440043
Bank Ref. No: IP262439746525 Dt: 31-08-2026

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

Copy to :-

1. M/s. M/s.Jaffi Enterprises Partner Mr.V.Jawahar &
M/s.Jaya Property Developer Partner T.Natesan,
No.10/925, Aishwara Garden, 3rd Street,

J.S Grand Place Behind,
Medavakkam-600100

2. Tahsildar concerned (TamilNilam).
Maduranthagam Taluk Office,
Chengalpattu District.

3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.133, G – Block, I Avenue,
Anna Nagar (East),
Chennai – 600 102.

4. Sub Registrar,
Maduranthagam 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	14550	15/06/2026
2	OSR Fee		
3	Centage Charges	21900.00	09/09/2026
4	Development Charges	38800.00	09/09/2026
5	Display Board Charges	10000.00	09/09/2026
6	Satellite town charge		
7	Sub Division Charge	29200.00	09/09/2026

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.