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RE REGULATORY RECORD

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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. U85K9UUW/2025/TCP Date : 11/09/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

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

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning office Chengalpattu District - Chengalpattu District, ChengalpattuTaluk, Kattankolathur Panchayat Union ,Venkatapuram Panchayat, Sasthirambakkam Village, S.F.Nos. 20/1A, 1B, 1C, 1D, 1E, 1F, 20/2 and Kongadu Village, S.F.Nos. 48/1A, 49/2A1, 2A2, 50/1A, 1B1, 50/1B2,Site Extent–63373.80 sq.m (15.66 Acres)–Technical Approval issued - Forwarded for further action - Reg.

Ref :
1. Application (Reference No.U85K9UUW) received through Single Window Portal from M/s. VGN Infrastructure Pvt. Ltd., and M/s. VGN Enterprises Pvt. Ltd.,Dated:18.02.2025.
2. The Assistant Director, Chengalpattu District Town and Country Planning office, Inspection Report Dated: 19.02.2025.
3. Directorate of Town and Country Planning Chennai, Road pattern issued dated: 08.08.2025.
4. Directorate of Town and Country Planning Chennai, Technical Concurrence issued Dated on: 08.09.2025.
5. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
6. Gift deed document No.13783/2025 dated: 23.08.2025Uploaded by the Applicant Dt: 03.09.2025
7. G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004
8. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
9. 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.
10. G.O. No.181, Housing and Urban Development[UD 4(1)] Department, Dated:09.12.2020 and G.O.No.141, Housing and Urban Development [UD 4(1)],Department, Dated: 16.07.2022.
11. G.O. No.141, Housing and Urban Development [UD 4(3)]Department, Dated: 23.09.2020
12. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
13. Letter No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
14. Demand raised for payment of Centage, display board charges, Sub-Division Charges, Development Charges and Flag day fund charges respectively dated on 09.09.2025
15. Payment of Centage, display board charges, Sub-Division Charges, Development Charges and Flag day fund charges received from the applicant respectively on Dt : 09.09.2025
16. Joint Director, Agriculture Department, Chengalpattu District, Dry Land NOC Letter No.K.Dis.C.No.E2/1345/2025,Dated:18.03.2025.

ORDER:-

The 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 parks, roads, public purposes
meant for local body and TANGEDCO vide reference 3rd cited above. On receipt of gift deed vide reference 6th cited above. The Technical concurrence
is issued vide reference 4th cited above for Residential Layout at Chengalpattu District, ChengalpattuTaluk, Kattankolathur Panchayat Union,
Venkatapuram Panchayat, Sasthirambakkam Village, S.F.Nos. 20/1A, 1B, 1C, 1D, 1E, 1F, 20/2 and Kongadu Village, S.F.Nos. 48/1A, 49/2A1, 2A2, 50/1A,
1B1, 50/1B2,SiteExtent–63373.80 sq.m (15.66 Acres)and the number is assigned as L.P / DTCP No.94/2025.

The receipt of payment of charges such as Centage, display board charges, Sub-Division Charges, Development Charges and Flag day fund charges
vide reference 15th 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 9thand 10thcited 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 12thcited and 13thcited 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 favour of concern local body.

4. 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.

5. 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.

6. As envisaged under 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 to comply the said provisions.

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 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 8th 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 : 15.66 Acres (or) 63373.80 Sq.m
No. of Plots : 381
EWS Plots : 264-267, 278-289, 292-303, 306-333, 336-349
EWS Extent : 4234.20 Sq.m. (10.15%)

Gifted over to Local Body :
Layout Road & Splay Extent : 21668.00 Sq.m.
Public Purpose : 223.60 Sq.m - 0.54%
TANGEDCO Purpose : 221.20 Sq.m - 0.54%

PARK
Park – 1 : 1749.70 Sq.m.
Park – 2 : 2522.60 Sq.m.
TOTAL : 4272.30 Sq.m. (10.24%)

SHOP

Shop – 1 : 81.60 Sq.m.
Shop – 2 : 65.20 Sq.m.
Shop – 3 : 79.90 Sq.m.
TOTAL : 226.70 Sq.m.

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

1. Scrutiny Fee -Rs.96,075/- Payment Receipt No.2025021842536
Transaction ID :1205933543735 Dt: 18.02.2025.

2. Display Charges – Rs.10,000/- Payment Receipt No.2025090942536

Transaction ID :2336415795437 Dt: 09.09.2025.

3. Centage Fee – Rs.1,20,000/- E-Challan No.20250909037010
Dt: 09.09.2025.

4. Sub-Division Fee – Rs.1,60,000/- Payment Receipt No.2025090942536
Transaction ID :2336415795437 Dt: 09.09.2025.

5. Development Fee – Rs.2,53,600/- Payment Receipt No.2025090942536
Transaction ID :2336415795437 Dt: 09.09.2025.

6. Flag Day Fund Fee – Rs.24,000/- Receipt No: FD/FUND/1556510 Acknowledgement Ref. No:FL20570369361 Dt: 09.09.2025.

To:

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

1. M/S. VGN INFRASTRUCTURE PVT LTD.,&
M/S. VGN ENTERPRISES PVT. LTD.,
No.333, Poonamallee High Road,
Amaindakarai,
Chennai – 600 099.
Ph : 9840303414.

2. Tahsildar concerned (TamilNilam).
ChengalpattuTaluk 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 IIRegistrar 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	96075	18/02/2025
2	OSR Fee		
3	Centage Charges	120000.00	09/09/2025
4	Development Charges	253600.00	09/09/2025
5	Display Board Charges	10000.00	09/09/2025
6	Satellite town charge		
7	Sub Division Charge	160000.00	09/09/2025

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

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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.