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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. 5K726ZRN/2025/2025/TCP Date : 03/09/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President
Thaiyur Panchayat,
Thiruporur Taluk,
Thiruporur Panchayat Union,
Chengalpattu District.

Sir/ Madam,

Sub : Residential Layout - Mamallapuram Local Planning Authority, District Town and Country Planning office, Chengalpattu District - Formation to Proposed extent of 3360.00 sq.m in the Land Bearing S.F.No. 1404/2B1B of Thaiyur Panchayat, Thaiyur 'B' village, Thiruporur Panchayat Union and Taluk of Chengalpattu District – Planning Permission issued - Forwarded for further action - Reg.

Ref : 1 Application (Reference No. 5K726ZRN) received through Single Window Portal, from Mr.K.Suresh Kannan and Mr.P.Sivamani, Dated: 31.07.2025.

2 Road pattern plan approved by the District Town and country planning Office, dated:26.08.2025.

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

4 Gift deed document No.859/2025, Dated.28.08.2025 Uploaded by the Applicant Mr.K.Suresh Kannan and Mr.P.Sivamani, dated.29.08.2025.

5 G.O. No.138, Housing and Urban Development Department, dated: 04.06.2004.

6 G.O. No.79, Housing and Urban Development Department, dated: 04.05.2017.

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.

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

14 Resolution No.2, of 181th Mamallapuram Local Planning Authority, dated: 18.07.2023.

15 Demand raised for payment of Centage charges, Display board charges, Development Charges, Flag Day Fund, Sub division charges, and Satellite
Town Fee respectively dated. 01.09.2025.

16 Payment of Scrutiny Fees, Centage charges, Display board charges, Development Charges, Flag Day Fund, Subdivision charges and Satellite Town
Fee received from the applicant respectively 31.07.2025 and 02.09.2025

ORDER:-

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was
directed to handover the portion of land 1,092.6 Sq.m earmarked for Roads public purposes meant for local body and TANGEDCO vide reference 2nd
cited above.

The Proposed of Layout satisfies the rules and power delegation given by Mamallapuram Local Planning Authority, Director of Town and Country
Planning vide reference letter 14th cited above.

On receipt of gift deeds vide reference 4th cited above, and on receipt of payment of charges such as Scrutiny Fees, Centage charges, Display
board charges, Development Charges, Flag day fund, Subdivision charges, Satellite Town Charges vide reference 16th cited above, the planning
permission is issued to the mentioned layout subject to the following conditions:

1. The Planning Permission is issued under section 49 of Town and Country Planning Act 1971 to the above-mentioned layout and the number is
assigned as SWP/DTCP/Chengalpattu District - L.P/MLPA(CD) No.225/2025.

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

3. 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.

4. 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.

5. Also, the local authority shall forward the copy of such permission/approval to the Tahsildar concerned with a direction to the applicant to pay the
requisite charges for making mutation in the TamilNilam/Collabland website.

SPECIAL CONDITIONS:

1. 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.

2. 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.

3. The local authority shall also ensure that the sub division for the land earmarked for road, park and land meant for public purposes such as Local body
and TANGEDCO are properly carried out and transferred in favor of the local body/TANGEDCO concerned before issuing the final approval.

4. As envisaged under the "Tamil Nadu Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, market, bosok, 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.

5. The Proposed Road mentioned in the layout plan should be kept as free flow to Public access, if shouldn't be obstruct with any form of structures like
compound wall, fencing etc.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN:-
Site Extent : 3360.00 sq.m
No. of Plots provided : 19
Gifted over to Local Body :
Layout Road Extent : 1069.20 sq.m
Public Purpose : 11.70 sq.m (0.51%)
TANGEDCO Purpose : 11.70 sq.m (0.51%)

The fee collected from the applicant are as follows.
• Scrutiny Fee: Rs.5,038/- Payment Receipt 2025073151636, Transaction ID 2660052681413, date.31.07.2025.

• Centage Chargers: Rs.6,900/- E-Challan No: 20250902005214, Acct Code: 021703800AA22709, Date:02.09.2025.

• Display board Charge: Rs.10,000/- Payment Receipt 2025090251636, Transaction ID 4613146930027, date: 01.09.2025.

• Development Charge: Rs.13,440/- Payment Receipt 2025090251636, Transaction ID 4613146930027, date: 01.09.2025.

• Subdivision Charges: Rs.9,200/- Payment Receipt 2025090251636, Transaction ID 4613146930027, date: 01.09.2025.

• Satellite Town Fees Rs.84,000/- Payment Receipt 2025090251636, Transaction ID 4613146930027, date: 01.09.2025.

• Flag Day Fund Rs.1500/- Receipt no:FD/FUND/1536167, Bank Reference no: IP252455409013, Dated:02.09.2025.

Assistant Director / Member

Secretary

Mamallapuram Local

planning Authority

District Town and Country

Planning Office,

Chengalpattu District.

Enclosures:
1. Layout plan & Layout Conditions – 2 Nos
2. Original Gift Deed Document no.859/2025, dated.28.08.2025.

Copy:-
1. Mr.K.Suresh Kannan and Mr.P.Sivamani,
No.608B, 1st Cross Street, Govindhan Nagar,
Pallavakkam Village, Chennai-600041.
Ph : 9884422033
Email Id : kjcaddesigner@gmail.com

2. Tahsildar Concerned (Tamilnilam).
Thiruporur 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,
Thiruporur,
Chengalpattu district,

5. Assistant Director (Land Survey)
No.67, Varatharav street,
NGGO Street, Chengalpattu district.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	5038	31/07/2025
2	OSR Fee		
3	Centage Charges	6900.00	02/09/2025
4	Development Charges	13440.00	02/09/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	9200.00	02/09/2025

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,

Chengalpattu District.

Enclosure

1.Layout original map and Condition – 2 set

Layout Application - Final Approval Letter

Roc No: 5K726ZRN/2025/2025 /TCP

Date: 9/8/25 10:54 AM

From:

Village Panchayat

No.1/241, Eswaran Kovil Street, Senganmal, Thaiyur

To :

Mr K.Suresh Kannan and Mr P.Sivamani
No.608B, 1st Cross Street,
Govindhan Nagar, Pallavakkam Village,
Sholinganallur,Chennai 600041.

Online Application Number: 5K726ZRN

Sir/ Madam,

Sub :

Residential Layout Office of Chengalpattu District Thiruporur Panchayat Union Thaiyur Village Panchayat acknowledging and Approving to an extent of 3360.00 sq.m in the Land Bearing S.F.No. 1404/2B1B of Thaiyur 'B' village, Thiruporur Panchayat Union and Taluk of Chengalpattu District
Planning Permission issued Forwarded for further action Reg.

Ref :

1. Applicant Mr K.Suresh Kannan and Mr P.Sivamani
2. Town and Country Planning Department Roc No. 5K726ZRN/2025/2025/TCP Date : 03/09/2025
3. Thaiyur Panchayat Resolution No.86/06.08.2025.
4. Gift deed Document no. 859/2025, Dated.28.08.2025
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
8. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.

Body:

In the Letter from the Assistant Director Town and Country Planning Department Chengalpattu District, Thirupporur Panchayat Union , Thaiyur Village Panchayat,Thaiyur B Village acknowledging and Approving to an extent of 3360.00 sq.m in the Land Bearing S.F.

No. 1404/2B1B Residential Plots Planning Permission.

Received with Letter from the Assistant Director of District Town and Country Planning Department (Planning Permission), Chengalpattu District, The Approved Layout Map for the Residential Plots and The Related Documents submitted by the Applicant has been Thoroughly Scrutinized. After scrutinizing the documents and on site inspection of amenities mentioned in the Layout Residential Approval. The Applicant has laid Roads as indicated on the map and other amenities like storm water Drains. Water supply Facilities, necessary street lights has been Provided as per the standards Specified by the Local Body, Public Space area of Roads are donated to the Thaiyur Panchayat with the Document no. 859/2025, Dated.28.08.2025. Registered at the Thirupporur Sub Registrar Office.

1. Layout Approval Fee Transaction ID : 11000297167743
2. Layout Inspection Fee 19000 Transaction ID : 11000297167743

Conditions:

1. Chengalpattu District, Joint Director/Deputy Director/Assistant Director (Incharge), District Town and country Planning Department Roc No. 5K726ZRN/2025/2025/TCP Date : 03/09/2025, and Residential Layout Technical Clearance/Concurrence/Planning Permission is issued to the above mentioned Layout. All the Special Conditions mentioned must be strictly followed.
2. Roads Constructed in the Approved Residential Layout Should remain in same existing condition No. Changes should be made.
3. The Details of the Plots divided in the approved layout map shall not be altered without the permission of this authority.
4. Approved layout plots should be used for construction of house only. no dangerous or obnoxious factories are allowed.
5. The Applicant shall pay the difference in rates of fees paid by the applicant to this panchayat, if any difference arises.
6. Every plot deed registration should be accompanied by a copy of this layout approval map.
7. The applicant shall be bound by any changes of orders issued by the Government in the Policy regarding the recognition of land layout approval and planning permission
8. The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.
9. Construction of high voltage/low voltage power lines for the Plots to the plots to be sold by the applicant through the reserved area of public or Open Space Handed over to the local body is not permitted.

It is also informed that any violation of the above conditions will result in the cancellation of this layout Approval.

President
Thaiyur Panchayat

To
Mr K.Suresh Kannan and Mr P.Sivamani
No.608B, 1st Cross Street,
Govindhan Nagar, Pallavakkam Village,
Sholinganallur,Chennai --600041.

Copy to:
1.Chengalpattu District, Joint Director/Deputy Director / Assistant Director(incharge), District Town and Country Planning Department, Chengalpattu--603001.

Village

Signature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2025.09.08 10:54:59

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

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/tools

Services we run for you
/services

The LandLens suite
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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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