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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. 62/2026,BPUEIBM3/2025/2026/TCP Date : 28/04/2026

From:

Joint Director / Deputy Director / Assistant Director

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

To :

1. The President,
KunnavakkamPanchayat,
KattankulathurPanchayat Union,
Chengalpattu Taluk,
Chengalpattu District.

Sir/ Madam,

2. The President,
ThiruvadisoolamPanchayat,
KattankulathurPanchayat Union,
Chengalpattu Taluk,
Chengalpattu District.

Sub : Residential Layout - District Town and Country Planning office, Chengalpattu District - Chengalpattu District and Taluk,KattankulathurPanchayat Union,KunnavakkamPanchayat, Echankaranai Village, S.F.Nos. 37/2A, 37/3A, 39/1, 39/2 and Chengalpattu District and Taluk, KattankulathurPanchayat Union,ThiruvadisoolamPanchayatand Village, S.F.Nos. 4/1, 4/2 –SiteExtent71300.00sq.m(17.62Acres)–Technical Approvalissued - Forwarded for further action - Reg.

Ref : 1. Application (Reference No.BPUEIBM3/2025) received through Single Window Portal fromM/s. Avigna Housing Private Limited, Dated:27.09.2025.

2. The Assistant Director, Chengalpattu District Town and Country Planning office, Inspection Report Dated: 29.09.2025.

3. Directorate of Town and Country Planning Chennai, Road pattern issued dated: 24.01.2026.

4. Directorate of Town and Country Planning Chennai, Technical Concurrence issued Dated on: 10.04.2026.

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

6. Gift deed document No.3667/2026 and 3668/2026 dated: 28.02.2026 Uploaded by the Applicant Dt: 10.04.2026.

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 Department, Dated: 09.12.2020&G.O. No.141, Housing and Urban

Development Department, Dated: 16.07.2022.

11. G.O. No.141, Housing and Urban Development 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. JointDirector,AgricultureDepartment,ChengalpattuDistrict,Dry Land NOC Letter No.K.Dis.C.No.E2/7671/2025, Dated:22.10.2025.

15. SuperintendingArchaeologist,TheArchaeologicalSurveyofIndia, Chennai, Letter No. F.No.4/AVACT/CC/MPM/TSM/2884, Dated.06.11.2025 and F.No.4/AVACT/CC/MPM/TSM/3197, Dated.09.12.2025.

16. District Forest Office, Chengalpattu Division, Chengalpattu, NOC Letter C.No. D/1232/2025, Dated: 10.02.2026.

17. Thasildar, Chengalpattu District, Letter No. 1573/2025/A1, Dated.25.08.2025.

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

19. Tamil Nadu Government Gazette No.28] Part – II, Section 2 Dt: 10.07.2024.

20. Demand raised for payment of Centage, Sub-division charge, Development Charge, Display board charge and Flag day fund charge respectively dated on 17.04.2026.

21. Payment of Scrutiny Charge, Centage, Sub-division charge, Development Charge, Display board charge and Flag day fund charge received from the applicant respectively on Dt :27.09.2025, 24.04.2026, 25.04.2026& 28.04.2026.

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 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 and Taluk, KunnavakkamPanchayat, Echankaranai Village, S.F.Nos. 37/2A, 37/3A, 39/1, 39/2 and ThiruvadisoolamPanchayat and Village – S.F.Nos. 4/1, 4/2 –SiteExtent71300.00sq.m(17.62Acres)and the number is assigned as L.P/DTCP No.62/2026.

The approved Layout plan is enclosed herewith for taking further action intheregard.The applicant should submit the original Giftdeed of 6th cited above tot he concerned localbody.

The receipt of payment of charges such as Scrutiny Charge, Centage charge, Sub-division charge, Development Charge and Flag day fund charge vide reference 21st 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/Ordersissued 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 ofSurvey 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. 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 theworks done by the owners/ developers.

3. The local authority shall also ensure that the sub division for the land earmarked for road and land meant for public purposes such as Local body and TANGEDCO are properly carried out and transferred in favour 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, 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.

5. 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)

6. 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.

7. With reference to the 12th and 13th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants after collecting the necessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly. b) Other than Municipal / Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 17.62 Acres (or) 71300.00Sq.m
No. of Plots : 336 (Including EWS Plots)
EWS Plots : 60 - 64, 79 – 87, 90, 91, 94, 96 – 107, 122 – 141, 144 – 159, 163 – 171, 173 - 177.

EWS Extent : 5253.65Sq.m. (10.74%)

Gifted over to Local Body :
Layout Road & Splay Extent : 22386.40Sq.m.
Public Purpose : 252.40Sq.m(0.52%)
TANGEDCO Purpose : 276.20Sq.m(0.56 %)
Park :-
Park – 1 : 752.50Sq.m.
Park – 2 : 2095.20Sq.m.
Park – 3 : 1559.90Sq.m.
Park – 4 : 697.90Sq.m.
Total : 5105.50Sq.m. (10.44%)

The fees/charges collected from the applicant are as follows:
1. Scrutiny Fee -Rs.1,08,150/- Payment Receipt No.2025092754751
Transaction ID :7103579567419 Dt: 27.09.2025.

2. Display Charges – Rs.10,000/- Payment Receipt No.2026042454751
Transaction ID :3683356488735 Dt: 24.04.2026.

3. Centage Fee – Rs.1,05,000/- E-Challan No :20260424022425
Dt: 25.04.2026.

4. Sub division Charge – Rs.1,40,000/- Payment Receipt No. 2026042454751
Transaction ID :3683356488735 Dt: 24.04.2026.

5. Development Fee – Rs.2,85,400/- Payment Receipt No. 2026042454751
Transaction ID :3683356488735 Dt: 24.04.2026.

6. Flag Day Fund Fee –Rs.21,000/- Receipt No: FD/FUND/2106295, Acknowledgement Ref. No:FL28223279121 Dt: 28.04.2026.

Copy to :-

1. M/s. AVIGNA HOUSING PRIVATE LIMITED
Door No. 1822 First Block ,
13th Main Road,
Anna Nagar, Naduvankarai,
Aminjikarai, Chennai – 600 040.
Mob :9444053313
Email Id :manimaran.k@avigna.in

2. Tahsildar concerned (TamilNilam).
Chengalpattu TalukOffice,
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	108150	27/09/2025
2	OSR Fee		
3	Centage Charges	105000.00	24/04/2026
4	Development Charges	285400.00	24/04/2026
5	Display Board Charges	10000.00	24/04/2026
6	Satellite town charge		
7	Sub Division Charge	140000.00	24/04/2026

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

Chengalpattu District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Chengalpattu
Date:2026.04.28 15:42:51

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
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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.