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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. L.P/DTCP No.70/2026/2026/TCP Date : 05/05/2026

From:

Joint Director / Deputy Director / Assistant Director

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

To :

To:
1. The President,
KarunilamPanchayat,
KattankulathurPanchayat Union,
ChengalpattuTaluk,
Chengalpattu District.

Sir/ Madam,

2. The President,
AnumanthapuramPanchayat,
ThiruporurPanchayat Union,
ThiruporurTaluk,
Chengalpattu District.

Sub : Residential Layout - District Town and Country Planning office, Chengalpattu District - Chengalpattu District and Taluk, Kattankulathur Panchayat Union, Karunilam Village, S.Nos.183/1A1, 184/1A1,184/1A2, 184/1B1A,184/1B3C,184/1B7C,184/1B8A And Chengalpattu District, ThiruporurTaluk and Panchayat Union, Hanumanthapuram Village, S.Nos. 407/3C, 407/4A and Owner's Use-1 S.F.Nos. 408/2APart, 408/3A1Part, located in Approved Layout No.196/2025- Site Extent. 11493.90 Sq.m (2.84 Acres)–Technical Approvalissued - Forwarded for further action - Reg.

Ref : 1. Application (Reference No.E6M3JG4B/2025) received through Single Window Portal fromThiru. G.Anand - Managing Partner, M/s. Thirumal
Housing and properties LLP,Dated:04.08.2025.

2. The Assistant Director, Chengalpattu District Town and Country Planning office, Inspection Report Dated: 06.08.2025.

3. Directorate of Town and Country Planning Chennai, Road pattern issued dated: 14.03.2026.

4. Directorate of Town and Country Planning Chennai, Technical Concurrence issued Dated on: 21.04.2026.

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

6. Gift deed document No.6592/2026 dated: 11.04.2026&6673/2026,Dated:08.04.2026 Uploaded by the Thiru.G.Anand-ManagingPartner,M/s.Thirumal HousingandpropertiesLLP, Dt: 21.04.2026.

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.E2/3787/2025, Dated:24.06.2025.

15. District Collector, Chengalpattu District, Wet Land NOC Letter Roc.No.11181/2022/AA2, Dated: 27.01.2025.

16. District Forest Office, Chengalpattu Division, Chengalpattu, NOC Letter C.No. D/1886/2025, Dated: 11.07.2025.

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

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

19. Demand raised for payment of Centage, Sub-division charge, Development Charge, Display board charge, Satellite Town Charge and Flag day
fund charge respectively dated on 24.04.2026.

20. Payment of Scrutiny Charge, Centage, Sub-division charge, Development Charge, Display board charge, Satellite Town Charge and Flag day fund
charge received from the applicant respectively on Dt : 04.08.2025, 25.04.2026& 29.04.2026.

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, Chengalpattu Taluk, KattankulathurPanchayat Union, Karunilam Village,
S.Nos.183/1A1,184/1A1,184/1A2,184/1B1A,184/1B3C,184/1B7C, 184/1B8A, AndThiruporurTaluk and Panchayat Union, Hanumanthapuram Village,
S.Nos. 407/3C, 407/4A and Owner's Use-1 S.F.Nos.408/2APart, 408/3A1Part, located in Approved Layout No.196/2025- Site Extent. 11493.90 Sq.m (2.84
Acres)and the number is assigned as L.P/DTCP No.70/2026.

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

The receipt of payment of charges such as Scrutiny Charge, Centage charge, Sub-division charge, Development Charge, Satellite Town Charge and
Flag day fund charge vide reference 20th 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 : 2.84 Acres (or) 11493.90Sq.m
No. of Plots :76 (Including EWS Plots) + Shop
EWS Plots : 12, 17-29.

EWS Extent :795.15Sq.m. (10.05%)
Shop : 53.11 Sq.m.

Gifted over to Local Body :
Layout Road & Splay Extent : 3582.50Sq.m.
Public Purpose : 43.42Sq.m(0.54%)
TANGEDCO Purpose : 41.14Sq.m(0.52 %)
Park :-
Park – 1 : 426.00Sq.m.
Park – 2 : 194.16 Sq.m.
Park – 3 : 177.71Sq.m.
Total : 797.87Sq.m. (10.08 %)

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

1. Scrutiny Fee -Rs.23,670/- Payment Receipt No.2025080451350
Transaction ID :2939958562356 Dt: 04.08.2025.

2. Display Charges – Rs.10,000/- Payment Receipt No.2026042551350
Transaction ID : Dt: 25.04.2026.

3. Centage Fee – Rs.25,500/- E-Challan No :20260425002195
Dt: 25.04.2026.

4. Satellite Town Charge – Rs.2,87,500/- Payment Receipt No.2026042551350
Transaction ID : Dt: 25.04.2026.

5. Sub division Charge – Rs.34,000/- Payment Receipt No.2026042551350
Transaction ID : Dt: 25.04.2026

6. Development Fee – Rs.46,000/- SB Collect Ref. No.DUP4718096
Dt: 29.04.2026

7. Flag Day Fund Fee –Rs.5,100/- Receipt No: FD/FUND/2109835, Acknowledgement Ref. No:FL28267143316 Dt: 29.04.2026.

Copy to :-
1. Thiru. G. ANAND – Managing Partner,
M/s. THIRUMAL HOUSING AND PROPERTIES LLP
No.94, Mudichur Road,
West Tambaram,
Chennai – 600045.
Mob :8124791005
Email Id :anandgandhi28@gmail.com

2. Tahsildar concerned (TamilNilam).
ChengalpattuTalukOffice,
Chengalpattu District.

3. Tahsildar concerned (TamilNilam).
ThiruporurTaluk Office,
Chengalpattu District.

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

5. Sub Registrar,
Chengalpattu Joint - IIRegistrar Office,
Chengalpattu District.

6. 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	23670	04/08/2025
2	OSR Fee		
3	Centage Charges	25500.00	25/04/2026
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	34000.00	25/04/2026

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

Chengalpattu District.

Enclosure

1.Layout original map and Condition – 2 set

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.