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Town and Country Planning Department(Planning Permission)

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

ROC No. 8PW51C6I/2025/TCP Date : 14/03/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Panagattupakkam Panchayat,
Thiruporur Panchayat Union,
Vandalur Taluk,
Chengalpattu District.

Sir/ Madam,

Sub : District Town and Country Planning office Chengalpattu District- Residential Layout– Chengalpattu District, Vandalur Taluk, Thiruporur Panchayat Union, Panagattupakkam Panchayat, Panagattupakkam Village (Othivakkam Revenue Group)in the Land Bearing S.Nos.142/4A1,142/5A1,142/5A2,142/5A3 &142/5A4to an extent of 9059.00 Sq.m (2.25 Acre)– Technical Approval issued - Forwarded for further action - Reg.

Ref : 1 Application (Reference No.8PW51C6I)received through Single Window Portal from Thiru. M. HARIKRISHNAN &Thiru. D. SELVARAJDated:30.01.2025.

2 Road pattern plan approved by the District Town and country planning Office, dated: 27.02.2025

3 Joint Director, Agriculture and Welfare Department, Chengalpattu NOC Letter Mu.Mu.Ka.No.E2/1129/2025 Dt: 17.02.2025

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

5 Gift deed document No.4913/2025 dated: 04.03.2025 Uploaded by the Applicant Thiru. M. HARIKRISHNAN &Thiru. D. SELVARAJ, Dt: 10.03.2025

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 raised for payment of Centage, display board charges, Sub-division charges, Satellite Town Charges, and Development Charges respectively dated on 13.03.2025& OSR-Guideline Value Charges Dated : 27.02.2025

16 Payment of Centage, display board charges, Sub-division charges, Satellite Town Charges, OSR Charges and Development Charges Dt: 13.03.2025& Scrutiny fee Charges Dt: 30.01.2025

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

ORDER:-

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, park, Public purpose of local body and TANGEDCO to the appropriate authority vide reference
2nd cited above.

On receiving the gift deed soft copy vide reference 5th cited above and On receipt of payment of charges such as Centage charges, Display board charges, Sub-division charges, Satellite Town Charges, OSR Charges, Development Charges vide reference
16th cited above, the technical Approval is assigned as SWP/DTCP/Chengalpattu District -LAYOUT No.47/2025.

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.

SPECIAL CONDITIONS:

1. With reference to the 9th and 10th 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, park, 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. 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.

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	:	9059.00Sq.m(2.25 Acre)
No. of Plots	:	70 Nos.
Gifted over to Local Body	:	
Layout Road & Splay Extent	:	2340.50Sq.m.
Public Purpose	:	34.40Sq.m(0.51%)
TANGEDCO Purpose	:	36.50Sq.m(0.54 %)

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

1. Scrutiny Fee -Rs.13,589/- Payment Receipt No.2025013041526
Transaction ID :5539126007156 Dt: 30.01.2025

2. Display Board Charges – Rs.10,000/- Payment Receipt No.2025031341526
Transaction ID :3161845129313 Dt: 13.03.2025

3. Centage Fee – Rs.24,000/- Payment Receipt No.2025031341526
Transaction ID :3161845129313 Dt: 13.03.2025

4. Sub-division Fee – Rs.32,000/- Payment Receipt No.2025031341526
Transaction ID :3161845129313 Dt: 13.03.2025

5. Satellite Town Fee – Rs.2,26,750/- Payment Receipt No.2025031341526
Transaction ID :3161845129313 Dt: 13.03.2025

6. Development Fee– Rs.36,500/- SB Collect Ref. No. DUN8656850
Dt: 13.03.2025.

7. OSR Fee – Rs.7,58,828/- Payment Receipt No.2025030841526
Transaction ID :6655783548837 Dt: 08.03.2025

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

To:-
The President,
Panagattupakkam Panchayat,
Thiruporur Panchayat Union,
Vandalur Taluk,
Chengalpattu District.

Copy to :-

1. Thiru. M. HARIKRISHNAN &
Thiru. D. SELVARAJ
No. 11, Saranga Avenue
Old Perungalathur,
Perungalathur,Tambaram,
Chennai – 600 063.
Ph: 9841756575

2. Tahsildar concerned (TamilNilam).
Vandalur 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 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	13589	30/01/2025
2	OSR Fee	758828	08/03/2025
3	Centage Charges	24000.00	13/03/2025
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	32000.00	13/03/2025

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

Chengalpattu District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Chengalpattu
Date:2025.03.14 14:02:43



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Compliance & Special Services

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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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hello@verified.realestate
+91 9996 12 9996
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