

RE

REGULATORY RECORD

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Layout Application - Final Approval Letter



Roc No: 01

Date: 4/3/24 3:34 PM

From:

Village Panchayat

Nenmeli Panchayat & Village, Nenmeli Post, Thirukkazhukundram Taluk, Chengalpattu District

To :

KJ Estates Rep By Its Mr Vikas Metha
Shop 1, 2nd Floor, Golden Complex, Old No.128, NSC Bose Road, Sowcarpet, Chennai-600
001, Tondiarpet, Tondiarpet, Chennai, 600001
9840969087

Online Application Number:

0QBKEP8U

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Chengalpattu District - Formation to an extent of 6870.00 Sq.m.
(1.69 Acre) in the Land Bearing S.Nos.41/1; 43/1; 44/1, 2A; 45/1 - Chengalpattu District, Thirukalukundram Taluk and
Panchayat Union, Nenmeli panchayat, Keezhavedu Village – Technical Approval issued - Forwarded for further action - Reg.

Ref :

Thirumathi. K.KALAVATHI
Braminar street, nenmeli panchayat office

Body:

Order,

1. In the Letter from the Assistant Director Town and Country Planning Department (Planning Permission), Chengalpattu District, issued to Chengalpattu District, Thirukazhukundram Panchayat Union, Nenmeli Panchayat, Keezhavedu village and Approving to an extent of 6870.00 Sq.m in the Land Bearing S.No.41/1,43/1,44/1,44/2A,45/1, 1 to 40 Residential Plots Layouts, The Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP / DTCP /CHENGALPATTU / LAYOUT APPROVAL NO. 01/ 2024 Subject to Special conditions and Technical clearance from the Local Authority.

2.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 by Constructing OHT, necessary Street Lights has been provided as per the standards specified by the Local Body, Public Space area of roads are donated to the Nenmeli Panchayat, Keezhavedu village, with the document no:1353/2021,1359/2021, dated:29/04/2021 registered at the Chengalpattu joint -I,Sub Registrar Office.

1.Layout Approval Fee - Rs.40000/- Transaction NEFT/ICIC/CMS4041386465/NDPSB000000, Dated.28.03.2024.

2.Layout Inspection Fee - Rs.2000/- Transaction NEFT/ICIC/CMS4041386465/NDPSB000000, Dated.28.03.2024.

Therefore, Subject to Specific Conditions, Chengalpattu District, Thirukazhukundram Panchayat Union, Nenmeli panchayat, Keezhavedu Village, extent of 6870.00 Sq.m in the Land Bearing S.No.41/1,43/1,44/1,44/2A,45/1- 1 to 40 Residential Plots, It is hereby ordered to grant Approval for the above mentioned Residential Layout.

Conditions :

- 1.Chengalpattu District, Joint Director / Deputy Director / Assistant Director (Incharge), District Town and Country Planning Department ROC No.0QBKEP8U/2023/TCP, Dated.29.12.2023 and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP / DTCP /CHENGALPATTU / LAYOUT APPROVAL NO. 02/ 2024, 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 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,
Nenmeli Panchayat.

To.

TKJ Estates Rep By Its Mr Vikas Metha
Shop 1, 2nd Floor, Golden Complex, Old No.128, NSC Bose Road, Sowcarpet, Chennai-600
001,Tondiarpet,Tondiarpet,Chennai,600001
9840969087.

Copy to :

- 1.Chengalpattu District, Joint Director / Deputy Director / Assistant Director (Incharge), District Town and Country Planning Department, Chengalpattu - 603001.
- 2.The Sub Registrar, Office of the Sub Registrar, Tambaram.
- 3.Submitted to the Perusal of Assistant Director of Rural Development and Administration (Panchayat), DRDA, Chengalpattu.
- 4.Submitted to the Perusal of Assistant Director (Survey and Land Records), Chengalpattu.
- 5.Block Development Officer (BP), Thirukazhukundram Panchayat Union.
- 6.Panchayat Secretary, Nenmeli Panchayat Office, Thirukazhukundram Panchayat Union.
7. Others.

NENMELI PANCHAYAT RESOLUTION COPY

On 20.02.2024 in the month of Feb 2024, Tuesday at 11.00 am, the ordinary meeting of Nenmeli Panchayat members was held in the Panchayat Office.

Details if the actions taken in the meeting at that time are as follows.

Chairman : Thirumathi K.KALAVATHI as Panchayat President.

9 Ward Members including the Panchayat President.

Chengalpattu District, Joint Director / Deputy Director / Assistant Director (Incharge), District Town and country Planning Department ROC No.0QBEP8U/2023/TCP, Dated.04.11.2023 and Residential Layout Technical Clearance / Concurrence / Planning Permission is issued to the above mentioned layout and the approval number is assigned as follows SWP / DTCP /CHENGALPATTU / LAYOUT APPROVAL NO. 01/ 2024, Seeking approval of the Council to grant approval subject to specified conditions.

Resolution : Resolution No.231 - 20.02.2024 / 2023-24, is granted unanimously.



Village

Signature valid

Signed by: Village Panchayat President
Location: Chengalpattu
Date: 2024.04.03 15:34:26



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.

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Verify My Land

Every record check run on one property and returned as a single report.

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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.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



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



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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