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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: OCDS2NUJ/2026/TCP

Date: 4/28/26 5:20 PM

From:

Village Panchayat

No.1/79, Pillaiyar Kovil Street, Mambakkam

To :

M/s.Jones Foundation Pvt Ltd., &
M/s.Nilar Estates,
No.2,Moovarasampattu Main Road,
Madipakkam.

Online Application Number: OCDS2NUJ

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning office Chengalpattu District Formation to an extent of 15376.00 Sq.m in the Land Bearing S.Nos. 244/2; 245/1B,245/1C,245/2A,245/2B;246/1A & 246/2A - Chengalpattu District, Vandalur Taluk, Thiruporur Panchayat Union, Mambakkam Panchayat and Village – Final Layout Approval Sanction - Reg.

Ref :

1. Application (Reference No. OCDS2NUJ) received through Single Window Portal from M/s.Jones Foundation Pvt Ltd., & M/s.Nilar EstatesDated on 19.01.2026.
2. Road pattern plan approved by the District Town and country planning Office, Chengalpattu dated on 12.02.2026.
3. Gift deed document No.382/2026 dated on 24.02.2026
4. Technical Clearance/ Concurrence/ Planning Permission issued by District Town and Country Planning Office, Chengalpattu District. Technical Approval is assigned as SWP/DTCP/Chengalpattu District -LAYOUT No.86/2026.
5. Local Body Demand Generated Dated on 26.04.2026.
6. Payment of Demand Received from Applicant respectively on 27.04.226.
7. Panchayat Resolution No. 06/ 2026-2027.

Body:

In the Letter from the Assistant Director Town and Country Planning Department Chengalpattu District, Thiruporur Panchayat Union , Mambakkam Village Panchayat acknowledging and Approving to an extent of 15376.00 sq.m in the land Bearing S.No. 244/2; 245/1B,245/1C,245/2A,245/2B;246/1A & 246/2A Residential Plots Planning Permission Received With Letter From the Assistant Director of District Town and Country Planning Department Body (Planning Permission), Chengalpattu District, The Approved Layout Map for the Residential Plots and The Related Documents Submitted by the Applicant has been Scrutinized. After scrutinizing the documents and onsite 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 Mambakkam Panchayat with the document no. 17687/2024 dated: 11.11.2024 registered at the Guduvanchery SRO.

Order

Residential Layout - District Town and Country Planning office Chengalpattu District Formation to an extent of 15376.00 Sq.m in the Land Bearing S.Nos. 244/2; 245/1B,245/1C,245/2A,245/2B;246/1A & 246/2A - Chengalpattu District, Valndalur Taluk, Thiruporur Panchayat Union,Mambakkam Panchayat and Village. Technical Clearance/ Concurrence/ Planning Permission issued by District Town and Country Planning Office, Chengalpattu District. Technical Approval is assigned as SWP/DTCP/Chengalpattu District - LAYOUT No.86/2026.

Vide ref No.5 & 6 , The Applicant Paid the generated Demand as per the below detail

1. Layout Approval Fee- 309747/-
2. Layout Inspection Fee - 81000/-

Vide ref No.7, Assigned Village Panchayat Resolution No. 06/ 2026-2027. Therefore Final Appoval Sanctioned by Local Body/ Mambakkam Village Panchayat.

Conditions:

1. The Urban Department has not legally confirmed the land owner ship of the applicant by granting technical Clearance and planning permission. Before granting Technical Permission and planning permission. Only the documents submitted by the applicant along with the application (deed, lease deed, lease, grant, public power deed etc.) are verified as to whether the applicant is entitled to develop. Therefore, if the land ownership evidence is found to be incorrect, the order will be considered null and void.
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. In case of any audit disallowance in respect of charges under this section, compensation shall be

Village

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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