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RE REGULATORY RECORD

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Town and Country Planning Department(Planning Permission)

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

ROC No. AXIJUMO5/2025/TCP

Date : 14/07/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
PonmarPanchayat,
ThiruporurPanchayat Union,
VandalurTaluk,
Chengalpattu District.

Sir/ Madam,

Sub : District Town and Country Planning office Chengalpattu District- ResidentialSub-Division Layout – Already approved layout DTCP No.35/2012 in Chengalpattu District, VandalurTaluk. ThiruporurPanchayat Union, PonmarPanchayat, Polacheri Village in the Land Bearing S.No.6/2B4 to an extent of 550.00 Sq.m– Technical Approval issued - Forwarded for further action - Reg.

Ref : 1 Application (Reference No.AXIJUMO5) received through Single Window Portal from Tmt. RajeswariJenix,Dated:09.06.2025.

2 Deputy Director (I/c), Town and Country Planning, Chengalpattu Region, approval Proceeding Na.Ka.No.1134/2015/CR3 dated: 14.09.2015.

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

4 G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004

5 G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.

6 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.

7 G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020

8 Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

9 Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).

10 Letter Roc No.320/2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).

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

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

13 Demand raised for payment of Centage, display board charges, Development Charges, Sub-division charges and Flag Day Fund Charges

respectively dated on 07.07.2025

14 Payment of Scrutiny Charge, Centage, Display board charges, Development Charges,Sub-division charges andFlag Day Fund Charges received
from the applicant respectively on Dt :09.06.2025&10.07.2025 .

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

ORDER:-
The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection.

On receipt of payment of charges such as Scrutiny Charge, Centage charges, Display board charges, Sub-division charges,Development Charges
andFlag Day Fund Charges vide reference 14th cited above the technical Approval is assigned as SWP/DTCP/Chengalpattu District -LAYOUT
No.170/2025

The approved Layout plan is enclosed herewith for taking further action in the regard.

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 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.

SPECIAL CONDITIONS:
1. With reference to the 7th, 8th 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. 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.

3. 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.

4. 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.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 550.00 Sq.m
No. of Plots : 04Nos

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

1. Scrutiny Fee - Rs.825/- Payment Receipt No.2025060948315
Transaction ID :0272502204813 Dt: 09.06.2025.

2. Display Board Charges – Rs.10,000/- Payment Receipt No.2025071048315
Transaction ID :4136300270358 Dt: 10.07.2025.

3. Centage Fee – Rs.1,800/- E-Challan No. 20250714004579
Dt: 14.07.2025

4. Sub-division Fee – Rs.2,400/- Payment Receipt No.2025071048315
Transaction ID :4136300270358 Dt: 10.07.2025.

5. Development Fee – Rs.2,200/- Payment Receipt No.2025071048315
Transaction ID :4136300270358 Dt: 10.07.2025.

6. Flag Day Fund Fee –Rs.500/- Receipt No: FD/FUND/1370449;
Acknowledgement Ref. No: FL18183742654 Dt: 10.07.2025

To:-
The President,
PonmarPanchayat,
ThiruporurPanchayat Union,
VandalurTaluk,
Chengalpattu District.

Copy to :-

1. Tmt. RAJESWARI JENIX
No.21/3, Arunachalam Road,
Kottur,Guindy,
Chennai,600085
Kotturpuram – 600 085. ,
Ph : 9884290098
Email Id : kalaivanirajan1995@gmail.com

2. Tahsildar concerned (TamilNilam).
VandalurTaluk 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,
GuduvancheryRegistrar 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	825	09/06/2025
2	OSR Fee		
3	Centage Charges	1800.00	10/07/2025
4	Development Charges	2200.00	10/07/2025
5	Display Board Charges	10000.00	10/07/2025
6	Satellite town charge		
7	Sub Division Charge	2400.00	10/07/2025

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:2025.07.14 15:09:06

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

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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.