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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

No.33/I 95, kotrampalayam Street,
Old Employment Office

ROC No. XCQN1G7K /2025/TCP

Date : 31/12/2025

From:

Joint Director / Deputy Director / Assistant Director

No.33/I 95, kotrampalayam Street,
Old Employment Office

To :

The President,
Beemanthangal Village,
Sriperumbudur Taluk,
Kancheepuram District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning office, Kancheepuram District - Kancheepuram District, Sriperumbudur Taluk, Nemili 'B' village, S.F.Nos. 309/1A, 1B2, 3, 4 & 310/3 – Site Extent – 12.32 Acres (49850.00 sq.m) – Layout plot pattern Technical concurrence received – Technical Approval issued – Forwarded for further action – Regarding.

Ref :
1. Director of Town and Country Planning, Chennai, Technical Concurrence issued for the online application No. XCQN1G7K /2025/ TCP5, Dated: 26.12.2025
2. Applicant M/s.Jamil Waris, Online Application No. XCQN1G7K/2025/ TCP5, Dated:19.09.2025.
3. The Deputy Director (i/c) / Assistant Director, Kancheepuram District Town and Country Planning office, Inspection Report Dated: 25.09.2025.
4. Online Application No. XCQN1G7K / 2025 / TCP5, dated:10.12.2025 (Road pattern issued).
5. M/s.Jamil Waris, Gift Deed No.16437/2025, Dated:12.12.2025.
6. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04.06.2004.
7. G.O.(Ms.)No.79, Housing and Urban Development department dated: 04.05.2017.
8. G.O.(Ms.)No.18, Municipal Administration &Water Supply department, dated: 04.02.2019.
9. G.O.(Ms.)No.16, Municipal Administration &Water Supply department, dated: 31.01.2020.
10. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(3)], dated: 23.09.2020.
11. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated: 09.12.2020 and G.O.(Ms.)No.141, Housing and Urban Development [UD 4(1)], dated 16.07.2022.
12. Letter No: 19113/UD4(3)/2017-1, Housing and Urban Development department dated: 30.08.2017.
13. Circular ROC No: 13686/2017/LA-1, dated 08.09.2017 of Director of Town and Country Planning.
14. Joint director, Agriculture Department, Kancheepuram, Dryland NOC letter No.C2/6497/2025, Dated:13.10.2025.
16. Demand payment Request Letter through online Dated: 27.12.2025
17. Payment received from applicant through online Dated: 19.19.2025, 29.12.2025.

ORDER:-

The online application was processed as perusing the records and after conducting site inspection, this proposal has been forwarded to The Director of Town and Country Planning, Chennai to get Technical Concurrence. After the perusal of the Director of Town and Country Planning, Chennai the applicant was directed to handover the portion of land earmarked for roads, public purposes meant for local body and TANGEDCO vide reference 4th cited above.

1. On receipt of gift deeds soft copy vide reference 5th cited above, Technical Concurrence was issued for the

Layout in
Kancheepuram District, Sriperumbudur Taluk, Nemili 'B' village, S.F.Nos. 309/1A, 1B2, 3, 4 & 310/3 – Site Extent – 12.32 Acres (49850.00 sq.m) and numbered as LP/DTCP No. 135/2025 by the Director of Town and Country Planning, Chennai as per the letter
1st cited, under section 47 (A) of Town and Country Planning Act 1971. After obtaining the Technical Concurrence from The Director of Town and Country Planning, necessary fees are demanded to the applicant vide reference 17th cited as per GO'S and circular cited in reference 6 to 13 and on receipt of payment of charges such as Centage, Scrutiny fees, Display board Deposit, Armed Forces Flag Day Fund etc vide reference 18th cited above, the Proposal has been forwarded to the local body for further action subject to the following conditions:
2. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts. 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.
3. After issuing the final approval duly following the procedure, the local body is requested to send a copy of final approval to this office.

4. Also, the local body is requested to send a copy of approved layout, to the registration department and to the department of survey and land records for appropriate action/information
5. The sub-ordinate office is directed to send the letter of acknowledgement towards the receipt of layout drawings along with conditions.
6. 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.

Head of Account:
"0217 Urban Development - 60 other Urban
Development Schemes - 800 other Receipts - AS
Receipts under Land Use Conversion Charges-27"
Non Taxation fees - 09 Collections
(DPC: 0217-60-800-AS 22709)".

SPECIAL CONDITIONS:
1. With reference to the 8th, 9th and 11th 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 12th cited and 13th 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. The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.

6. The Directorate of Town and Country Planning has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning is not the right organization to decide this.

7. The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this office for record.

The acknowledgement of the receipt of this proceedings and drawing shall be forwarded to this office through mail.

8. The fees/charges collected from the applicant are as follows:
Scrutiny Fees : Rs.74,775/- Date – 19.09.2025
Centage Charge
Challan Number - 20251229001998 : Rs.88,500/- Date – 29.12.2025
Display board Charge : Rs.10,000/- Date – 29.12.2025
Subdivision Charges : Rs.1,18,000/- Date – 29.12.2025
Development Charges : Rs.2,49,300/- Date – 29.12.2025
Armed Forces Flag Day Fund : Rs.25,000/- Date – 29.12.2025
Encl:
Plot pattern map

Assistant Director/Deputy Director (i/c),
District Town and Country Planning Office,
Kancheepuram District.

To:
The President,
Beemanthangal Village,
Sriperumbudur Taluk,
Kancheepuram District.

Copy to:-

1. M/s. Jamil Waris,
No.74, Century Center,
TTK Road, Alwarpet,
Mylapore,

Chennai - 600 018.

2. 1. Tahsildar concerned (Tamil Nilam).
Sriperumbudur Taluk Office,
Kancheepuram District.

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

4. 3. Sub Registrar,
Sriperumpudur Sub Register Office,
Kancheepuram District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	74775	19/09/2025
2	OSR Fee		
3	Centage Charges	88500.00	29/12/2025
4	Development Charges	249300.00	29/12/2025
5	Display Board Charges	10000.00	29/12/2025
6	Satellite town charge		
7	Sub Division Charge	118000.00	29/12/2025

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

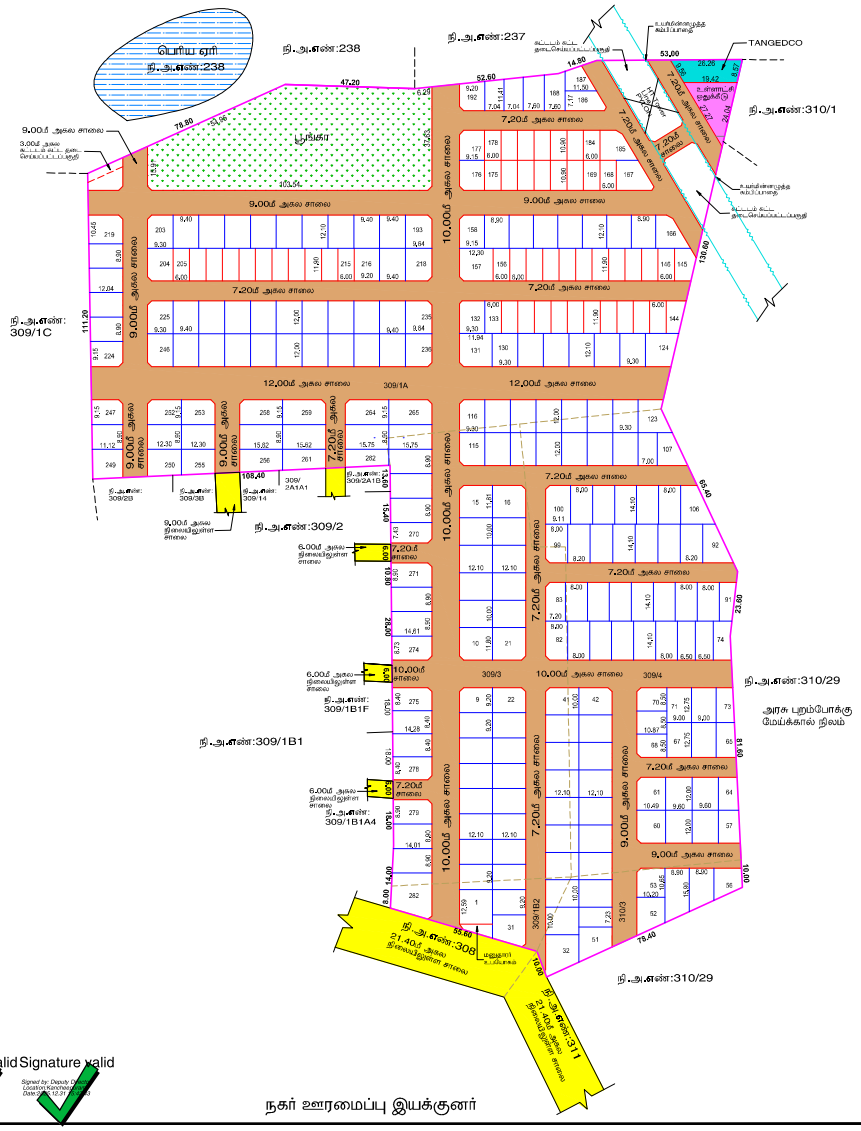
Kancheepuram District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Deputy Director
Location:Kancheepuram
Date:2025.12.31 15:40:38



Signature valid
Signed by: Director
Location: null
Date: 2025.12.26 17:20:10 IST

Signature valid
Signed by: Deputy Director
Location: Kanchipuram
Date: 2025.12.27 10:27:03 IST

நகர் ஊரமைப்பு இயக்குனர்

நகர் ஊரமைப்பு இயக்ககம்

காஞ்சிபுரம் மாவட்ட நகர் ஊரமைப்பு அலுவலகம்

நெமிலி ஊராட்சி

காஞ்சிபுரம் மாவட்டம், திருப்பெரும்புதூர் வட்டம், நெமிலி 'ஆ' கிராமம், நி.அ.எண்கள்:309/1A, 309/1B2, 309/3, 309/4, 310/3 - ல் அமையும் உத்தேச குடியிருப்பு மனைப்பிரிவு மனைகள் அமைப்பு தொழில்நுட்ப ஒப்புதல் வரைபடம்.

வ

கோப்பு எண் : XCQN1G7K / 2025 / TCP5

அளவுத் திட்டம் : 1 : 1000

குறிப்பு:

மனைப்பிரிவின் பரப்பளவு : 49850.00 ச.மீ (12.32 ஏக்கர்)

சாலையின் பரப்பளவு : 16376.00 ச.மீ

மீதமுள்ள பரப்பளவு : 33474.00 ச.மீ

மனைப்பிரிவின் எல்லை :

நிலையிலுள்ள சாலை :

கோரிய மனைகள் : 290

ஒதுக்கிய மனைகள் : 282

A. பொது ஒதுக்கீடுகள்:- (உத்தேச சாலைப்பரப்பளவு நீங்கலாக மீதமுள்ள மனைப்பிரிவு பரப்பளவிற்கு கணக்கீடு செய்யப்பட்டுள்ளது)

உள்ளாட்சியிடம் தானமாக ஒப்படைப்பு செய்யப்பட்டவைகள்

தானப்பத்திரம் எண்.16437 / 2025, நாள்:12.12.2025

பூங்கா : 3373.70 ச.மீ 10.08 %

உத்தேச சாலைகள் மற்றும் மூலை முடக்குகளின் பரப்பளவு : 16376.00 ச.மீ

B. பொது உபயோகம்:-

(TNCD&BR 2019, 47 (8)-ன் படி தானமாக ஒப்படைக்கப்பட்ட 1% ஒதுக்கீடு)

1. உள்ளாட்சிக்கான ஒதுக்கீட்டின் பரப்பளவு : 227.33 ச.மீ 0.68 %

2.தமிழ்நாடு மின் உற்பத்தி (ம) பகிர்மான கழகத்திற்கான ஒதுக்கீடு (TANGEDCO) பரப்பளவு : 189.15 ச.மீ 0.57 %

(ந.க.எண் எண்: 16ந.நி(ம) கு.வ.தூறை நாள்:31.01.2020- படி TANGEDCO-க்கு ஒப்படைப்பு செய்யப்பட வேண்டிய பகுதியினைவிட பகிர்மான கழகம் அல்லது உள்ளாட்சியிடம் தானமாக ஒப்படைப்பு செய்யப்பட வேண்டும்.)

மூலைமுடக்கு

7.20 மீ - 12.00 மீ அகல சாலை : 1.50 மீ x 1.50 மீ

ஒதுக்கீடு:(விற்பனைக்குரியவை)

EWS மனைகளின் பரப்பளவு : 3414.50 ச.மீ 10.20 %

EWS மனை எண்கள் : 133-144, 146-156, 168-175, 178-184, 205-215.

நிபந்தனைகள்

1.இம்மனைப்பிரிவிக்கு உள்ளாட்சியால் இறுதி ஒப்புதல் வழங்கும் முன் இடத்தில் எவ்வித நில ஆர்ஜித நடவடிக்கையும் இல்லை என்பதையும் எந்த துறைக்காகவும் நில ஆர்ஜித பட்டியல் மாவட்ட வருவாய் அலுவலரால் பெறப்பட்டவில்லை என்பதையும் உறுதி செய்து கொள்ள வேண்டும்.

2.நில உரிமம் குறித்து வழங்கப்பட்ட சான்றுகள் மற்றும் பரிசீலனைக்கு சமர்ப்பிக்கப்பட்ட ஆவணங்கள் சரியானவையல்ல என அறியப்பட்டால் அல்லது மனைப்பிரிவிக்கு வழங்கப்பட்ட தொழில்நுட்ப ஒப்புதல் வழங்கியதால் பாதிப்பு ஏற்ப்படக்கூடிய சூழ்நிலை ஏற்படின் மனைபிரிவிற்கு வழங்கப்பட்ட தொழில்நுட்ப ஒப்புதல் எவ்வித முன்னறிவிப்பின்றி நகர் ஊரமைப்பு இயக்குனர், சென்னை அவர்களால் இரத்து செய்யப்படும்.

3.குறைந்த வருவாய் பிரிவினர்களுக்கான E.W.S மனைகளை E.W.S மனை எண்கள்:133-144, 146-156, 168-175, 178-184, 205-215 வரையிலான மனைகளை மனை உட்பிரிவு / மனை உபயோக மாற்றம் மனை ஒருங்கினைப்பு செய்தல் கூடாது.

ம.வ / ந.ஊ.இ.எண்:135 / 2025

THE LANDLENS SUITE

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Every record check run on one property and returned as a single report.
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An advocate's written opinion on the title, built on the records we pull for it.
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Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
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PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
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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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The registers themselves, read for you.

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- 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

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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

Verified RealEstate
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OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.