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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Town and Country Planning Department(Planning Permission)

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

ROC No. DWKA6BDQ/2026/TCP Date : 04/08/2026

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Nenmeli Panchayat,
Thirukalukundram Panchayat Union,
Thirukalukundram Taluk,
Chengalpattu District.

Sir/ Madam,

Sub : District Town and Country Planning office Chengalpattu District- Residential Layout – Chengalpattu District, Thirukalukundram Taluk and Panchayat Union, Nenmeli Panchayat and Village in the Land Bearing S.Nos.108/1C, 108/2B; 109/1A & 109/2 to an extent of 3488.00 Sq.m – Technical Approval issued - Forwarded for further action - Reg.

Ref : 1. Application (Reference No. DWKA6BDQ/2026) received through Single Window Portal from Thiru. NIRAJ D GAUDANA & Tmt. NIKETA J SHAH, Dated: 10.07.2026.
2. Road pattern plan approved by the District Town and country planning Office, dated: 22.07.2026.
3. District Collector Office, Chengalpattu NOC Letter Na.Ka.No.7598/2020/Aa2 Dt : 19.05.2021 and District Collector Office, Chengalpattu NOC Letter Na.Ka.No.4199/2020/Aa2 Dt: 09.01.2026 .
4. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
5. Gift deed document No.2012/2026 dated.24.07.2026 Uploaded by the Applicant Thiru. NIRAJ D GAUDANA & Tmt. NIKETA J SHAH , Dt: 30.07.2026.
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, OSR Charge, Development Charges and Flag day Fund Charge respectively dated on 30.07.2026.
16. Payment of Scrutiny Fee, Centage, display board charges, Sub-division charges, Development Charges, OSR Charge and Flag day Fund Charge received from the applicant respectively on Dt : 10.07.2026, 28.07.2026, 30.07.2026 &

03.08.2026.
17. Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular).

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, 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 Scrutiny Fee, Centage, display board charges, Sub-division charges, Development Charges, OSR Charge and Flag day Fund Charges vide reference 16th cited above, the technical Approval is assigned as SWP/DTCP/Chengalpattu District - LAYOUT No.218/2026.

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 Guideline 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 8th, 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, 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. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

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 : 3488.00 Sq.m.
No. of Plots : 24 Nos.
Gifted over to Local Body :
Layout Road & Splay Extent : 1009.35 Sq.m.
Public Purpose : 17.10 Sq.m (0.68 %)
TANGEDCO Purpose : 22.34 Sq.m (0.90 %)

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

1. Scrutiny Fee - Rs.5,220/- Payment Receipt No. 2026071068368, Transaction ID : 0652052076023, Dt: 10.07.2026.

2. Display Board Charges – Rs.10,000/- Payment Receipt No. 2026073068368, Transaction ID : 0646724922046, Dt: 30.07.2026.

3. Centage Fee – Rs.7,800/- E-Challan No. 20260730066216, Dt: 30.07.2026.

4. Sub-division Fee – Rs.10,400/- , Payment Receipt No. 2026073068368, Transaction ID : 0646724922046, Dt: 30.07.2026.

5. Development Fee – Rs.13,952/- Payment Receipt No. 2026073068368, Transaction ID : 0646724922046,

Dt:
30.07.2026.

6. OSR Fee – Rs.2,84,154/- E-Challan No. 20260728009766, Dt: 28.07.2026.

7. Flag Day Fund Fee – Rs.2,000/- Receipt No: FD/FUND/2370912, Acknowledgement Ref. No:FL31777925742, Dt: 03.08.2026.

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

Copy to :-

1. Thiru. NIRAJ D GAUDANA & Tmt. NIKETA J SHAH
Plot No.702, D-Block,
No.702, 7th Floor, B- Block,
KLP Abinandan Apartments,
Perambur Berracks Road,
Chennai – 600 012.
Mob : 9840322234
Email Id : kaconsulting193@gmail.com

2. Tahsildar concerned (TamilNilam).
Thirukalukundram Taluk Office,
Chengalpattu District.

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

4. Sub Registrar,
Chengalpattu Joint - I 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	5220	10/07/2026
2	OSR Fee		
3	Centage Charges	7800.00	30/07/2026
4	Development Charges	13952.00	30/07/2026
5	Display Board Charges	10000.00	30/07/2026
6	Satellite town charge		
7	Sub Division Charge	10400.00	30/07/2026

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:2026.08.04 10:51:02

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

Verified RealEstate
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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.