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RE REGULATORY RECORD

# RERA Document

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**From**

Tmt.K.Vedanayagi,
Commissioner
Puzhal Panchayat Union

**To**

Thiru.S.Thanikachalam,
No.52, Bajanai Koil Street,
Naravarikuppam, Redhills,
Chennai-52.

**Sir/Madam,**

**Rc. No. 428/2024/A3** **Date:28-11-2025**

**Sub** : Planning Permission – **Puzhal** Panchayat Union – **Vilangadupakkam Village – Vilangadupakkam Panchayat-** S.No.95/1B – **Thiru. S.Thanikachalam** for Layout of house Sites Applied For Planning permission – Demand notice sent regarding.

**Ref** :
1.G.O.MS No.180 Rural Development and Panchayat Raj (PR-II (2)) Department, Dated.05.12.2024.
2.The Member Secretary, CMDA, Chennai Letter.No.Layout – 1 /0292/2023 Dated.12.02.2024.
3.CMDA, OL-PPD/LO No.28/2024, Dated.12.02.2024.
4.Commissioner, Puzhal Panchayat Union Na.Ka.No.29/2025/A3 dated 30.06.2025
5.The Member Secretary, CMDA, Chennai Letter.No.Comp-e-Gov/2480/2025 dated 02.07.2025
6. Commissioner, Puzhal Panchayat Union Na.Ka.No.29/2025/A3 dated .07.2025
7. Affidavit Received from the Applicant dated 02.08.2025.
8. Gift Deed Document No.1088/2024 dt.02.02.2024 AND 16440/2025 dt.20.11.2025 SRO Redhills.

**********

With reference to your application cited you are requested to remit the following fees as detailed below to enable us to issue permission for Layout of house sites.

Total extent of the Layout : 1900 Sq.mt (20452 Sq.ft)
Total Length of the Roads : 91 m
No of Plots (Regular) : 14 Nos

**I. Infrastructure Fees**

a) Distribution Line Charges — 91m*330/- = Rs. 30,030/-

b) Street Light charges — 3 Nos *27000/- = Rs. 81,000/-

**II. Plot Approval Fees**

Regular Plots (1- 14) — 14*1000 = Rs.14,000/-

**III.Layout Approval Fees**

20452 Sq Ft * Rs 5.00/- = Rs.1,02,260/-

(Advised to pay Online to the Vilangadupakkam Panchayat SNA Account Indian Bank, Saidapet Branch A/C No.7389687012 IFSC Code IDIB000S004 through NEFT Payment)

**IV.Indian Children Welfare**

DD in favour of "District Collector, Tiruvallur District" = Rs. 8,000/-

**COMMISSIONER**
**PUZHAL PANCHAYAT UNION**

28/11/25

**PROCEEDINGS OF THE COMMISSIONER, PANCHAYAT UNION PUZHAL**
**PRESENT. Tmt.K.Vedanayagi**

**D.Dis.No.428/2024/A3** **Date: 19.06.2026**

**Sub** : Planning Permission – Puzhal Panchayat Union - Vilangadupakkam Panchayat- Vilangadupakkam Village -S.No.95/1B - Thiru.S.Thanikachalam for Layout of house Sites -14 Plots- Planning permission orders issued- Reg

**Ref** :
1) Thiru.S.Thanikachalam, Application dated. 19.02.2024.
2) The CE, PWD, WRD, Chennai Region in Letter No.DB/T5(3)/7651/F.NOC–Vilangadupakkam Village 5482/2023/dated 02.08.2023.
3) The Member Secretary, CMDA, Chennai Letter.No.Layout – 1/0292/2023 Dated.12.02.2024, CMDA, PPD/LO No.28/2024 Dated.12.02.2024, Planning Permit No.15750.
4) G.O.Ms.No.112, H&UD Department dated 22.06.2017.
5) The Secretary (H&UD and TNRERA) Letter No.TNRERA/261/2017, dated 09.08.2017.
6) G.O.(Ms). No.181, Housing and Urban Development [UD4(1)] Department dated 09.12.2020.
7) G.O.MS No.180 Rural Development and Panchayat Raj (PR-II (2)) Department, Dated.05.12.2024.
8) Commissioner of DR&PR Lr.No.4870/2024/PRI.MIS - 1 Dated:15.01.2025.16.05.2025 and 17.06.2025.
9) Gift Deed Document No.1088/2024 Dated.02.02.2024 and Additional Gift deed for the existing road obtained vide document no 16440/2025 dt.20.11.2025 in SRO,Redhills.
10) Commissioner, Puzhal Panchayat Union R.C.No.69/2025/A3 dated 27.06.2025
11) The Member Secretary, CMDA, Chennai Letter.No.Comp-e-Gov/2480/2025 dated 02.07.2025
12) Commissioner, Puzhal Panchayat Union R.C.No.69/2025/A3 dated .07.2025.
13) Affidavit received from the Applicant dated 02.08.2025.
14) Commissioner, Puzhal Panchayat Union RC.No.428/2024/A3 dated 28.11.2025
15) Commissioner, Puzhal Panchayat Union RC.No.428/2024/A3 dated 12.12.2025
16) The Executive Engineer,WRD,Kosasthalayar Basin Division,Thiruvallur-602001- Compliance Certificate Lr.No.DB/JDO.3/F.40/NOC/2026/369m dt:17.06.2026

**ORDER:**

Thiru.S.Thanikachalam, has requested Planning Permission for Layout of house Sites in the land comprised S.No.95/1B of Vilangadupakkam Village, Vilangadupakkam Panchayat with reference to the application 1st read above and based on permission obtained by the relevant department 2nd, 3rd, 8th , 9th and 11th & 16th read above permission is accorded to Thiru.S.Thanikachalam for House Sites of Layout (14 plots) in S.No.95/1B,

Vilangadupakkam Panchayat under Section 159, 160 & 161 of Tamil Nadu Panchayat Act, 1994 and Tamil Nadu Panchayat Building rules 1997 is hereby approved and ordered subject to the following conditions.

**CONDITIONS**

1. The condition specified in the Member Secretary, C.M.D.A (Layout condition accompanying Layout of lands in the Chennai Metropolitan Area). Layout – 1 /0292/2023As Date. 12.02.2024, PPD/LO No.28/2024 and subjected to the condition over leaf of Member Secretary, Chennai Planning permission No. 15750 dt:12.02.2024.
2. The other condition specified in the Tamil Nadu Panchayat Building Rules 1970 (Rule No.3, Sub Rule 1 to 10) is Applicable.
3. The applicant is advised to abide by the rules and regulation that will be issued by the Government in this regard.
4. The applicant is advised to follow the condition laid down in the Chennai Metropolitan Development Authority letters cited.
5. In accordance to Ref. 7 cited, Street light and distribution line fees has been collected. With regards to storm water drain, taking into consideration the affidavit submitted by the individual, the total fee of Rs.5,91,500/-(Rupees Five Lakh Ninety One Thousand Five Hundred Only) as One-time payment after sale of 5 plots in the layout. Non Compliance of the same will lead to cancellation of this approval.
6. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of any deviation or violation of rules and conditions of this order at the conditions of the department concerned or if it is ascertained in future that the planning permission obtained is based either on wrong information furnished by the applicant or by misrepresentation of facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner, the planning permission accorded will be cancelled and license suspended without any further notice.
7. All PWD/WRD norms specified in PWD/WRD NOC received vide ref 2 cited to be followed. Also instructed to strictly abide on height of filling with respect to the proposed level as specified in PWD/WRD NOC.
8. As per the compliance certificate from The Executive Engineer,WRD, Kosasthalaiyar Basin Division,Thiruvallur cited in ref 16, wherein it is mentioned that the applicant has partially complied with the technical remarks regarding inundation issued by The Chief Engineer, WRD vide ref 2 and the compliance certificate was issued subject to the strict condition that both the plot level must be raised as required during construction.This

condition of the WRD Compliance Certificate is to be strictly adhered, failure will lead to cancellation of this approval without prior intimation.

9. No permanent construction should be made within 15m setback from the existing WRD water channel
10. Also, the applicant is required to adhere to all the above terms and conditions failing which, this planning permission is liable to be cancelled without any prior intimation.

Encl: Approved Plan Copies

14.6.26

**COMMISSIONER,**
**PUZHAL PANCHAYAT UNION**

To,

Thiru.S.Thanikachalam,
No.52, Bajanai Koil Street,
Naravarikuppam, Redhills,
Chennai- 600 052.

19/6/26.

Copy to:

1. The Special Officer/Block Development Officer (VP) - Vilangadupakkam Panchayat.

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

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/tools

**Services we run for you**
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**The LandLens suite**
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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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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.