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Town and Country Planning Department(Planning Permission)

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

ROC No. 2SCIER0E /2025/TCP Date : 24/03/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Nallampakkam Panchayat,
Kattankulathur Panchayat Union,
VandalurTaluk,
Chengalpattu District.

Sir/ Madam,

Sub : District Town and Country Planning office Chengalpattu District- Residential Layout–Chengalpattu District, Vandalur Taluk, Kattankulathur Panchayat Union, Nallampakkam Panchayat and Villagein the Land Bearing S.Nos.327/6A2A & 328/6A3 (SPFW No.06/2023 in Plot No.20)to an extent of 3117.00 Sq.m– Technical Approval issued - Forwarded for further action - Reg.

Ref : 1 Application (Reference No.2SCIER0E) received through Single Window Portal from Thiru. P. GNANASEKAR,Dated:13.02.2025.

2 Road pattern plan approved by the District Town and country planning Office, dated: 24.02.2025.

3 District Forest Office, Chennai Forest Division, Chennai NOC Letter C. No.D/2148/2024 Dt : 11.12.2024

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

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

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

7 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.

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

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

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

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

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

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

14 Demand raised for payment of Centage, display board charges, Development Charges and Sub-division charges respectively dated on 06.03.2025& OSR-Guideline Value Charges Dated : 24.02.2025

15 Payment of Centage, Display board charges, Development Charges and Sub-division charges received from the applicant respectively on Dt :24.03.2025& Scrutiny fee Charges Dt: 13.02.2025.

16 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 Centage charges, Display board charges, Sub-division Charges & Development Charges
vide reference 15th cited above, the technical Approval is assigned as SWP/DTCP/Chengalpattu District -LAYOUT No.59/2025.

The approved Layout plan is enclosed herewith for taking further action in the regard. The applicant should submit the original Gift deed of 4th 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/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 ofSurvey 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 market 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 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. (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 10th cited and 11th 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. 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.

6. The conditions imposed by the District Collector letter in the reference 3rdcited should be followed by the applicant

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 3117.00Sq.m
No. of Plots : 29Nos
Gifted over to Local Body :
Layout Road & Splay Extent : 29.02Sq.m.
Public Purpose : 15.56Sq.m(0.57%)
TANGEDCO Purpose : 15.65Sq.m(0.57 %)

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

1. Scrutiny Fee -Rs.5,405/- Payment Receipt No.2025021342486
Transaction ID :7678865629418 Dt: 13.02.2025.

2. Display Board Charges – Rs.10,000/- Payment Receipt No.2025032442486
Transaction ID :8043067189629 Dt: 24.03.2025.

3. Centage Fee – Rs.10,500/- Payment Receipt No.2025032442486
Transaction ID :8043067189629 Dt: 24.03.2025

4. Sub-division Fee – Rs.14,000/- Payment Receipt No.2025032442486
Transaction ID :8043067189629 Dt: 24.03.2025.

5. Satellite Town Fee – Rs.90,250/- Payment Receipt No.2025032442486
Transaction ID :8043067189629 Dt: 24.03.2025.

6. OSR Fee – Rs.20,72,125/- Payment Receipt No.2025032142486
Transaction ID :1342332214946 Dt: 21.03.2025.

7. Development Fee– Rs.14,500/- SB Collect Ref. No.DUN8355569
Dt: 05.03.2025.

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

To:-
The President,
Nallampakkam Panchayat,
Kattankulathur Panchayat Union,
VandalurTaluk,
Chengalpattu District.

Copy to :-

1. Thiru. P. Gnanasekar
No 2/39, Gangai Amman Kovil street,
Karanaipudhucherry,
Chengalpattu district – 603 202.
Ph : 9790933318

2. Tahsildar concerned (TamilNilam).
Vandalur Taluk 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,
Guduvanchery 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	5405	13/02/2025
2	OSR Fee	2072125	21/03/2025
3	Centage Charges	10500.00	24/03/2025
4	Development Charges		
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	14000.00	24/03/2025

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:2025.03.24 16:36:18



our services doesn't just end there

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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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3/350/2 Mettukuppam,
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hello@verified.realestate
+91 9996 12 9996
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