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APPROVAL RECORD

# Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

**Layout Approval**

ISSUING AUTHORITY

**DTCP**

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

**Town and Country Planning Department(Planning Permission)**

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



ROC No. 7YLE6SPQ/2026/TCP

Date : 20/01/2026

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Commissioner  
Madurantakam Municipality,  
Madurantakam Taluk,  
Chengalpattu District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning office , Chengalpattu District - Chengalpattu District , Madurantakam Municipality , Madurantakam Village – S.Nos. 256/1Part 256/2Part, 257Part - Block No-60, Ward-A - T.S.Nos.15/1, 15/2, 15/3, 15/5, 15/8- Site Extent – 23658.00 sq.m (5.85 Acres) –Technical Approval issued - Forwarded for further action - Reg.

Ref : 1. Application(ReferenceNo.7YLE6SPQ) received through Single Window Portal from Thiru. S.Ravindran, Thiru.S.Karthik, Tmt.S.Sengamalam,  
Dated : 07.11.2025, 10.12.2025 and 09.01.2026.  
2. Directorate of Town and Country Planning Chennai, Road pattern issued dated: 29.12.2025.  
3. Directorate of Town and Country Planning Chennai, Technical Concurrence issued Dated on: 14.01.2026  
4. Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).  
5. Gift deed document No.103 /2026 dated: 06.01.2026 Uploaded by the Applicant Dt: 09.01.2026  
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,DepartmentofMunicipalAdministrationandWatersupply,Dated:04.02.2019,G.O.16DepartmentofMunicipal Administration and Water  
Supply, dated: 31.01.2020.  
9. G.O.No.181,HousingandUrbanDevelopment[UD4(1)]Department,Dated:09.12.2020andG.O.No.141,HousingandUrban Development  
[UD4(1)],Department, Dated:16.07.2022.  
10. G.O. No.141, Housing and Urban Development [UD 4(3)]Department, Dated:23.09.2020  
11. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.  
12. Letter No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).  
13. DemandraisedforpaymentofCentage,displayboardcharges,Sub-DivisionCharges,DevelopmentChargesandFlagday fund charges respectively  
dated on 19.01.2026  
14. Payment of Centage,displayboardcharges,Sub-DivisionCharges,DevelopmentChargesandFlagdayfundcharges received from the  
applicant respectively on Dt : 20.01.2026

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ORDER:-

The application was processed as per the prevailing rules and after per using the records and after conducting

site inspection, forwarded to  
Director of Town and Country planning Chennai for Technical concurrence. The applicant was directed to hand over the lands for parks, roads, public purposes  
Meant for local body and TANGEDCO vide reference 3rd cited above. On receipt of gift deed vide reference 6th cited above. The Technical concurrence  
Is issued vide reference 4th cited above for Residential Layout at Chengalpattu District, Madurantakam Taluk, Madurantakam Municipality  
Madurantakam Municipality, Madurantakam Village – S.Nos. 256/1Part 256/2Part, 257Part - Block No-60, Ward-A - T.S.Nos.15/1, 15/2, 15/3, 15/5,  
15/8- Site Extent – 23658.00 sq.m (5.85 Acres) and the number is assigned as LP/DTCP No. 05 /2026.

The receipt of payment of charges such as Centage, display board charges, Sub-Division Charges, Development Charges and Flag day fund charges

Vide reference 15th cited above, the technical Approval is issued to the mentioned layout subject to the following conditions: 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.

#### SPECIAL CONDITIONS:

1. With reference to the 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 as low 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 re arranged. But in rural areas as, 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 concerned local body must issue the final approval After transfer of earmarked road, park, public purpose areas with Survey Number sub-division in revenue records in favour of concerned local body.
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.

5. 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 of 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 pre 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.

6. As envisaged under 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 to comply the said provisions.

7. If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000/- per plot and 3% of

Market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 8th

cited

above. The payment of charges shall be made under the following head of account. 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: 5.85 Acres (or) 23658.00 Sq.m No. of Plots : 153

EWS Plots : 7-14, 22-38, 116-120

EWS Extent : 2005.60 Sq.m. (10.25 %)

Gifted over to Local Body :

Layout Road & Splay Extent : 4092.50 Sq.m.

Public Purpose : 116.40 Sq.m - 0.59%

TANGEDCO Purpose : 116.10 Sq.m - 0.59%

Park : 1974.70 Sq.m - 10.09. %

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

1. Scrutiny Fee - Rs. 35,487/- Payment Receipt No. 2025110756772,  
Transaction ID : 6360807903356 Dt: 07.11.2025

2. Display Charges – Rs.10,000/- Payment Receipt No. 2026012056772  
Transaction ID : 2271649288626 Dt: 20.01.2026

3. Centage Fee – Rs. 46,500/- E-Challan No. 20260120000955 Dt: 20.01.2026 ,  
Bank ref no. CPAGEQFIG2

4. Sub-Division Fee – Rs. 77,500.00/- Payment Receipt No. 2026012056772,  
Transaction ID : 2271649288626 Dt: 20.01.2026

5. Development Fee – Rs. 94632.00/- Payment Receipt No. 2026012056772,

6. Flag Day Fund Fee – Rs.24,000/- Receipt No: FD/FUND/1869102  
Acknowledgement Ref.No: FL25056512106, Dt: 20.01.2026

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

To

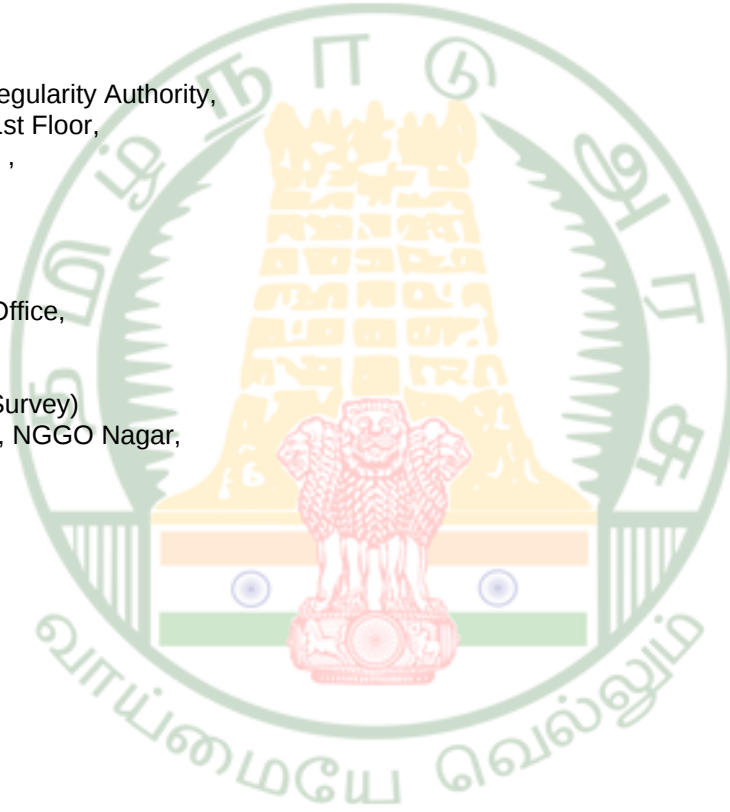
1.Thiru.S .Ravindran & others  
No.5, 11th Avenue, Harrington Road ,  
Shenoy Nagar  
Chennai – 600 030

2.Tahsildar concerned (Tamil Nilam).  
Chengalpattu Taluk Office,  
Chengalpattu District.

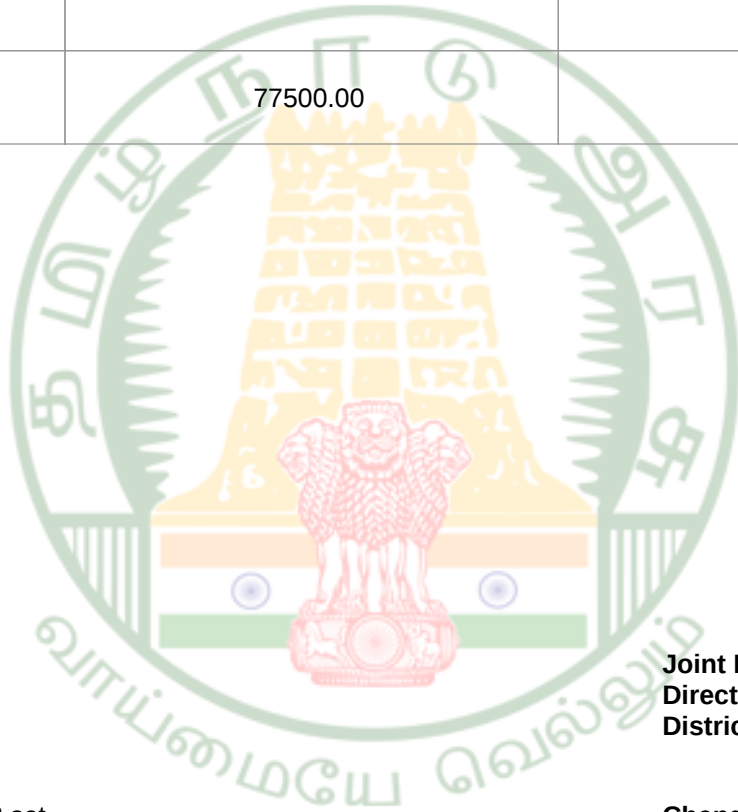
3.The Chairman,  
TamilNadu Real Estate Regularity Authority,  
No.1A, CMDA Tower II, 1st Floor,  
Gandhi Irwin Bridge Road ,  
Egmore,  
Chennai - 600 008.

4.Sub Registrar,  
Madurantakam 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           | 35487    | 07/11/2025          |
| 2    | OSR Fee                |          |                     |
| 3    | Centage Charges        | 46500.00 | 20/01/2026          |
| 4    | Development Charges    | 94632.00 | 20/01/2026          |
| 5    | Display Board Charges  | 10000.00 | 20/01/2026          |
| 6    | Satellite town charge  |          |                     |
| 7    | Sub Division Charge    | 77500.00 | 20/01/2026          |



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

Chengalpattu District.

Enclosure

1.Layout original map and Condition – 2 set

# 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](#)



# 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

## 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

## 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

## 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
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+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.

