

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

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.



**ASSISTANT DIRECTOR,
DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
CHENGALPATTU DISTRICT**

From
Thiru. G. Krishnakumar, B.E, M.Plan.
Assistant Director,
District Town and Country Planning Office
D-Block, fourth Floor,
New District Collectrate Complex
Vedhanarayanapuram, Venbakkam,
Chengalpattu District – 603 111.
Phone no.044 – 27422144
Email : ddcgldistrict@gmail.com

To
The Commissioner,
Maraimalai Nagar Municipality,
Chengalpattu Taluk,
Chengalpattu District.

Online Application No:SWP/BPA/640436/2025 Date: 24.03.2026.

Subject : **HIGH RISE MALL CUM MULTIPLEX THEATRE - COMMERCIAL BUILDING - OFFICE OF THE CHENGALPATTU DISTRICT TOWN AND COUNTRY PLANNING, CHENGALPATTU - Chengalpattu District / Taluk, Maraimalai Nagar Municipality, Thirukatchur Village, S.F.No:542/2A, 2B, 543/2 with a site extent of 11400.00Sq.m.(As Per Patta) FSI Area 20571.96Sqm -Technical Concurrence only has been issued - Now survey numbers subdivided as 541/2A1; 542/2B; 543/2A - Revised site area:9950.00sqm - Revised FSI area: 25260.86Sqm - Technical Approved issued – Forwarded for further action - Regarding.**

Reference : 1. Application Reference No. **SWP/BPA/640436/2025** Scrutiny Reference No.**J7WLN6TL** Received from **M/s. A.V.R.N. Hotels Pvt Ltd, Mr. A. Vijayaraghavan (Chairman & Managing Director)** Dt: 01.09.2025.

2. Assistant Director, Chengalpattu District Town and Country Planning Office Inspection Report dated: 03.09.2025.

3. Director of Town and Country planning, Chennai Technical concurrence issued on dated: 10.12.2025. (Technical concurrence No: B.P/DTCP.No.617/2025)
4. HRB meeting held on 29.09.2025 (Agenda No:12).
5. Technical Concurrence issued by Director of Town and country Planning Proceedings Roc.No.22231/2019/Spl cell, Dated:11.02.2020. (Technical concurrence No: B.P/DTCP.No.50/2020)
6. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
7. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
8. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
9. 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.
10. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
11. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular).
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
15. G.O.(Ms).No.95, Housing and Urban Development, UD4(1) Department, Dated: 04.08.2023.

16. DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No.16429/C1/2019, dated 03.02.2020, PP.NOC No:06/2020.
17. DGP/Director, Tamil Nadu Fire and Rescue Services Department PP.NOC No: 222/2025, Online Token No.336073, Dated:12.11.2025.
18. Airport Authority of India NOC ID.CHEN / SOUTH/ B/ 021719/ 37284 Dated:28.02.2019 valid upto 27.02.2027.
19. Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA) E identification No.EC22B038TN181432,File No.8745,Category:B Dated: 10.01.2022.
20. District Collector, Kancheepuram Mines and Quarries NOC RC.No.694/Q2/2018, dated 7.12.2018
21. Assistant Director, Geology and Mining Department, Kancheepuram ROC No. 694/Q2/2018, dated 28.11.2019
22. Joint Director of Agriculture Department Letter No.K.Dis.No.12180/2018/இ3, Dated 31.10.2018
23. Chief Executive Officer, CMDA, Egmore Letter No.NT1/15415/02, dated 02.01.2003. (No objection Certificate).
24. Chief Executive Officer, CMDA, Egmore Letter No.NT1/2284/2025, dated 02.01.2003.
25. Structural Design and drawings generally reviewed by Superintending Engineer, Public Works Department, Planning and Design Circle, Chepauk, Chennai on 04.11.2025.
26. G.O.(Ms).No.171,Housing and Urban Development,UD4(1) Department, Dated: 30.10.2025.
27. G.O. No.53, Housing and Urban Development Department [UD4(1)], Dated: 28.02.2024.
28. Tamil Nadu Government Gazette No.28] Part – II, Section 2 Dt: 10.07.2024.

29. Assistant Director, District Town and Country Planning, Chengalpattu Letter Na.Ka.No. 5195/2019/CD3 Dated : 23.09.2020, 27.11.2023. (Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, Shelter Charge, CC Charges, Security Deposit Charge)
30. Payment of Centage charges, Infrastructure and Amenities Charges, Display board charges, Shelter Charge, Security Deposit Charge, received from the applicant respectively on 27.11.2023 (Na.Ka.No. 5195/2019/CD3)
31. Director of Town and Country Planning, Chennai Letter Na.Ka.No.29705/2025/CB Dated : 30.12.2025 (Technical Approval has been cancelled)
32. In the High Court of Judicature at Madras WMP. No.5831 of 2026 in W.P.No.5324 of 2026 CORAM நாள் : 24.02.2026.
33. Assistant Director, District Town and Country Planning, Chengalpattu Letter Na.Ka.No. 5195/2019/CD3 Dated : 16.03.2026. (Clarification Letter)
34. Assistant Director, District Town and Country Planning, Chengalpattu Letter Na.Ka.No. 5195/2019/CD3 Dated : 18.03.2026. (Demand raised for payment of Infrastructure and Amenities (50%) Late Interest Charges).
35. Applicant M/s. AVRN Hotel Pvt. Ltd., Letter Dated : 18.03.2026 (Payment received of Infrastructure and Amenities (50%) Late Interest Charges)
36. Applicant M/s. AVRN Hotel Pvt. Ltd., Letter Dated : 18.03.2026 (Rs.100/- Stamp Paper to pay the remaining 50% of I & A (Infrastructure and Amenities) along with delayed interest.”)
37. Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, Display board charges, OSR charge, Shelter Charge, Security Deposit Charge, Development Charges and Flag day fund charges respectively dated. 23.01.2026

38. Payment of Centage charges, Infrastructure and Amenities Charges, Infrastructure and Amenities Late Interest Charges, Display board charges, OSR charge, Shelter Charge, Security Deposit Charge, Development Charges and Flag day fund charges received from the applicant respectively on 02.01.2026, 11.03.2026,

Order:

With reference to the 1st Cited letter, the applicant M/s. A.V.R.N. Hotels Pvt Ltd, Mr.A.Vijayaraghavan (Chairman & Managing Director) has requested for the revised approval of High Rise Mall cum Mutiplex Theatre - Commercial building in revision to the Technical Concurrence has already been issued in the reference 4th cited for an FSI area of 20571.96Sqm in a site area of 11400.00Sq.m at Chengalpattu District / Taluk, Maraimalai nagar Municipality, Thirukatchur Village, S.F.No:542/2A, 2B, 543/2.

Now, Thirukatchur Village survey numbers subdivided as 541/2A1; 542/2B; 543/2A. Revised site area is 9950.00sqm with an Proposed building FSI area of 25260.86Sqm.

The above HRB Commercial (Mall) building proposal was placed in High Rise Building Panel meeting held on 29.09.2025. The subject was discussed and suggestions of High Rise Building panel were obtained.

The Assistant Director of Chengalpattu District Town and Country Planning Office has recommended the proposal with a site inspection remarks.

Based on the Assistant Director recommendation and High Rise Building Panel recommendation the applicant request has been accepted and the boundary of the site has been marked as **"1 to 8"**.

The Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 617/2025**.

The area statement for the Commercial High Rise Mall cum Multiplex Theatre building is as below.

Area of Site – 9950.00Sqm (As per patta)

Proposed High Rise Mall cum Multiplex Theatre Building Area Details in Sqm

S.No.	Description	FSI area in Sqm	Non FSI area in Sqm	Total Built-up area in Sqm
01	High Rise Mall cum Multiplex Theatre Building			
	Basement Floor-1	-	4625.02	4625.02
	Ground Floor	4681.15	771.56	5452.71
	Parking Floor LVL-1	-	908.37	908.37
	First Floor	3563.55	-	3563.55
	Parking Floor LVL-2	-	908.37	908.37
	Second Floor	4157.20	-	4157.20
	Parking Floor LVL-3	-	908.37	908.37
	Third Floor	4157.20	-	4157.20
	Parking Floor LVL-4	-	908.37	908.37
	Fourth Floor	4380.40	-	4380.40
	Parking Floor LVL-5	-	908.37	908.37
	Parking Floor LVL-6	-	908.37	908.37
	Parking Floor LVL-7	-	908.37	908.37
	Fifth Floor	4321.36	-	4321.36
	Parking Floor LVL-8	-	908.37	908.37
	Parking Floor LVL-9	-	908.37	908.37
	Head Room	-	709.55	709.55
	TOTAL	25260.86	14281.46	39542.32

Total FSI Area : 25260.86 Sq.m

“Meanwhile, in the order dated 24.02.2026 of the High Court of Judicature at Madras, in WMP No. 5831 of 2026 in W.P. No. 5324 of 2026, as referred to in reference number 27”.

“The undertaking affidavit filed by the writ petitioner is taken on record. There shall be an order of interim direction as prayed for, on the following conditions:

- i) The petitioner shall pay a sum of Rs.52,72,500/- within a period of four weeks from today. Simultaneously, he shall execute a bond, on a stamp paper, in favour of the first respondent, stating that the balance amount of Rs.52,72,500/- will be paid immediately upon the disposal of the writ petition, in the event that the proceedings go against the petitioner.**
- ii) The bond will also state that the property, which is the subject matter of approval shall operate as a first charge in favour of State to the tune of Rs.52,72,500/-.**
- iii) On making the payment of Rs.52,72,500/- and executing a bond, as aforesaid, the respondent shall take up application & pass orders.**
- iv) While granting the approval, the first respondent if so desires, may make an endorsement stating that the approval is subject to the payment of Infrastructure and Amenities Charges“ it has been stated.**

Based of the Court Order dated 24.02.2026 Assistant Director, District Town and Country Planning, Chengalpattu Letter Na.Ka.No.5195/2019/CD3 Dated 18.03.2026 in delayed interest for 50% of I & A was requested in Reference No.35.

The Applicant M/s. AVRN Hotel Pvt. Ltd., letter referred to in Reference No. 36, the delayed interest for 50% of I & A amounting to ₹52,72,500 has been paid in E-Challan No. 20260318009897 dated 18.03.2026.”

“In the Reference No.37 the Applicant M/s. AVRN Hotels Pvt. Ltd., submitted an Bond in Rs.100/- stamp paper, stating as follows regarding the payment of the remaining 50% amount of ₹52,72,500/- towards delayed interest on infrastructure and basic amenity charges:”

“KNOW ALL MEN BY THESE PRESENTS THAT We M/s. AVRN Hotels Private Limited, having office at No.12, Jawaharlal Nehru Road, Arumbakkam, Chennai - 600 1061 Represented by its Chairman and Managing Director Mr. A.Vijayaraghavan, son of Mr.Appadurai, of, (hereinafter called "the Surety") held and firmly bound unto the Director., Director Town and Country Planning, CMDA Office Complex, Koyambedu, Chennai - 600 107 (hereinafter called "the Obligee") in the sum of Rs.52,72,500/- (Rupees Fifty Two Lakhs Seventy Two Thousand and Five Hundred Only) for which payment to be well and truly made, I hereby bind ourselves, successors, executors, administrators and representatives firmly by these presents.

NOW THESE PRESENTS WITNESS THAT the Surety has preferred a writ petition bearing W.P.No.5324 of 2026 before the Hon'ble High Court, Madras seeking to quash the impugned order dated 02.02.2026 issued by the Obligee herein in Na.Ka.No.5197/2019 CM3 demanding a sum of Rs.1,05,45,000/- towards the alleged belated payment of infrastructure and amenities charges for the cancelled technical approval based on the Surety's previous application. In the said writ petition the Hon'ble High Court, Madras vide an order dated 24.02.2026 has directed the Surety herein to deposit a sum of Rs.52,72,500/- within a period of four weeks and simultaneously to execute a bond in favour of the Oblige stating that the balance amount of Rs.52,72,500/- will be paid immediately upon the disposal of the writ petition in the event that the proceedings go against the Surety herein.

WHEREAS, the Surety hereby undertakes that subject to the outcome of the above mentioned writ petition, the Surety will pay the balance amount of Rs.52,72,500/- to the Obligee in the event the Surety fails to succeed in the said writ petition”.

With Refer to the above mentioned Area Statement table the proposed **COMMERCIAL BUILDING (HIGH RISE MALL CUM MULTIPLEX THEATRE)** proposal is given Technical approval with the following special and general conditions under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **SWP/COMMERCIAL BUILDING /A.D./DTCP(CD3) No. 36/2026.**

SPECIAL CONDITIONS:

- 1) Structural Design and drawings generally reviewed by Superintending Engineer, Public Works Department, Planning and Design Circle, Chepauk is to be followed scrupulously. As per the Superintending Engineer report, Site / Structural Engineer

concerned has to scrutinize the details and implement at site as per the detailed drawings and specification.

- 2) Conditions stipulated in the NOC cited in the reference 16 and 17 issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
- 3) Conditions stipulated in the Airport Authority NOC cited in the reference 18th issued by Airport Authority of India is to be followed scrupulously.
- 4) Conditions stipulated in the Environmental Clearance cited in the reference 19th issued by State Level Environment Impact Assessment Authority, Tamil Nadu is to be followed scrupulously.
- 5) As per GO cited in the reference 26, Commercial, industrial and institutional buildings exceeding 300 square meters Floor Space Index area, a minimum of ten percent (10%) of car or two-wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points.
- 6) It is responsibility of the builders in ensure safe bearing capacity of the soil and adequacy of the foundations.
- 7) Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously
- 8) Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules of Tamil Nadu combined development and building rules 2019 (TNCD&BR 2019). Planning Permissions is issued subject to the condition that the applicant / developer and also the architects / Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction as prescribed TNCD & BR 2019.
- 9) Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
- 10) Applicant should obtain consent from Tamil Nadu pollution control Board under section 21 of the Air (Prevention and Control of Pollution) Act 1981 for discharge of emission.

- 11) Land S.F.No:542/2A, 2B, 543/2 Will be held on First Charge in Favour of Tamil nadu Government of DTCP,For remaining 50% Interest of I&A and other incidental Charges
- 12) The Town and Country Planning Department has not legally confirmed the land ownership of the applicant by issuing technical permission/planning permission. Before granting technical permission and planning permission, the documents submitted with the applicant's application (purchase deed, lease deed, lease, grant deed, public power deed etc.) are only verified whether the applicant has the right to develop. Thereby it is seen whether the initial applicant has the right to develop.
- Any person who wants to purchase the property must separately confirm the ownership of the property to the applicant. Also, if any other individual has a claim over it, they can settle it before a court of competent jurisdiction, Urban Development Department is not the appropriate body to decide this.
- 13) The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4 (3)) Department dated: 05.02.2016 relating to installation and use of solar energy system should be followed.
- 14) Electrical Transformer room should be constructed as per the rule 46 of TNCDB rules 2019 with Satisfaction of TANGEDCO.

CONDITIONS:

1. Solar water heating system to be provided to the proposed Mall cum Multiplex Theatre Building (Commercial Building). Solar photo voltaic panels to be erected at the 1/3rd portion of total terrace area .
2. The parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. No additions / alterations to be made without necessary permission of this office.
4. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Department of Municipal Administration and Water Supply, Dated:04.02.2019& 31.01.2020.
5. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.

6. Anti-mosquito device should be fitted to drinking water overhead tank and well located in the plot.
7. Fire prevention and fire fighting devices shall be provided as per rules in the proposed construction.
8. As per G.O No.341, Municipal Administration and Drinking Water Supply (N.N.1) Department Date: 03.11.2004 "U" Trap should be installed in septic tank.
9. Fly Ash Bricks and Materials should be used for the proposed building as per Environment and Forest Department notification.
10. As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and professional's details at the place of construction.
11. Wiring should be done by a government approved electrical contractor when the building is constructed.

The fees collected from the applicant are as follows.

1. **Scrutiny Fee - Rs. 94,010/-**, Payment Receipt No. 20250901640436, Transaction ID : 3542407980945, Dt: 01.09.2025.
2. **Centage Charge for Building- Rs.25,000/-**, E-Challan No.20260111001188, Dt: 12.01.2026
3. **Centage Charge for Building- Rs.10,000/-, (Already Paid Centage Charge Rs.10,000/-**, E-Challan No.20231127005792 Dt: 27.11.2023)
4. **Centage Charge for Land - Rs.300/-**, E-Challan No.20260111001188, Dt: 12.01.2026
5. **Infrastructure & Amenities Charges - 35,25,000/-**, E-Challan No.20260111001188, Dt: 12.01.2026
6. **Infrastructure & Amenities Charges (Already Paid) - 1,54,50,000/-**, E-Challan No.20231127005238 Dt: 27.11.2023)
7. **Infrastructure & Amenities Late Interest Charges Partial (50% As per court order) - 52,72,500/-**, E-Challan No.20260318009897, Dt: 18.03.2026
8. **OSR Charges - 70,69,475/-**, E-Challan No. 20260106015886, Dt: 06.01.2026

9. **Shelter Charges – 10,10,798/-** , E-Challan No. 20260111000998, Dt: 12.01.2026
10. **Shelter Charges (Already Paid) - Rs.8,90,500/-** E-Challan No.20231127006068, Dt : 27.11.2023
11. **CC Charges (Already Paid) - 4,30,000/-** , SBCollect Ref. No.DUL9256925, Dt : 29.11.2023
12. **Security Deposit Charges – 17,62,500/-**, Payment Receipt No. 20260123640436 Transaction ID : 5577746989226, Dt: 23.01.2026
13. **Security Deposit Charges (Already Paid) - Rs.77,25,000/-**, E-Challan No.20231127006068, Dt: 27.11.2023
14. **Display Charges – Rs.10,000/-**, Payment Receipt No. 20260123640436, Transaction ID : 5577746989226, Dt: 23.01.2026
15. **Development Fee for Building– Rs.4,74,720/-** , Payment Receipt No. 20260123640436, Transaction ID : 5577746989226, Dt: 23.01.2026
16. **Development Fee for Land – Rs.39,800/-**, Payment Receipt No. 20260123640436 Transaction ID : 5577746989226, Dt: 23.01.2026
17. **Flag Day Fund Fee – Rs.20,000/-** ; Receipt No: FD/FUND/1882786, Acknowledgement Ref. No:FL25226573447,Dt: 28.01.2026.

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

Copy to :-

M/s. AVRN Hotels Pvt Ltd

No.85,86,87, Arcot Road,

Vadapalani, Chennai – 600 026.

Ph : 9884007999,

Email Id : admin@thevijaypark.in

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

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



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
3/350/2 Mettukuppam,
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.

