

PP

APPROVAL RECORD

Planning Permission

Kancheepuram 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)

No.33/I 95, kotrampalayam Street,
Old Employment Office



ROC No. C5PEXB0B/2026/TCP

Date : 12/05/2026

From:

Joint Director / Deputy Director / Assistant Director

No.33/I 95, kotrampalayam Street,
Old Employment Office

To :

The President,
Vilagam Village,
Kattavakkam Panchayat,
Walajabad Taluk,
Kancheepuram District.

Sir/ Madam,

Sub : Revised Residential Layout - District Town and Country Planning office, Kancheepuram District - Kancheepuram District, Walajabad Taluk, Kattavakkam Panchayat, Vilagam Village, S.F.Nos.3, 4, 5/2, 6, 7, 8, 9, 10, 11, 12/1, 12/2, 13, 14, 15, 16/1B, 18, 19, 20, 21, 22, 23, 25/1, 25/4, 26/2, 27/3A, 27/3B, 28/1, 29, 31, 32/1, 32/2, 34/1, 35/1, 36, 37/4, 38, 39, 40/1, 43/1, 43/3A, 43/3B, 44/1A, 44/1B, 44/3A, 44/3B2, 45, 46, 47, 48, 49/1, 50/1 & 50/3B – Site Extent:130.98 Acres (530052.86 sq.m) Already approved layout L.P/D.T.C.P:63/2013 – Now Future development areas in SF.No. 25/75B, 25/79, 26/46, 27/38 & 47Pt – Site Extent – 2.896 Acres (11720.00 sq.m) – Layout plot pattern Technical concurrence received – Technical Approval issued – Forwarded for further action – Regarding.

Ref : 1. Director of Town and Country Planning, Chennai, Technical Concurrence issued for the online application No. C5PEXB0B/2026/ TCP5, Dated: 30.04.2026.
2. Applicant M/s.SIS Estates LLP (GPA), represented by its Vice President Mr. P.Mohamed Ismail, Online Application No. C5PEXB0B/ 2026 / TCP5, Dated:20.02.2026.
3. The Deputy Director, Kancheepuram District Town and Country Planning office, Inspection Report Dated: 24.02.2026.
4. Online Application No. C5PEXB0B/ 2026 / TCP5, dated:06.04.2026 (Road pattern issued)
5. Applicant M/s. SIS ESTATES LLP, Gift Deed No.2883/ 2026, Dated:20.04.2026.
6. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04.06.2004.
7. G.O.(Ms.)No.79, Housing and Urban Development department dated: 04.05.2017.
8. G.O.(Ms.)No.18, Municipal Administration &Water Supply department, dated: 04.02.2019.
9. G.O.(Ms.)No.16, Municipal Administration &Water Supply department, dated: 31.01.2020.
10. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(3)], dated: 23.09.2020.
11. G.O.(Ms.)No.181, Housing and Urban Development [UD 4(1)], dated: 09.12.2020 and G.O.(Ms.)No.141, Housing and Urban Development [UD 4(1)], dated 16.07.2022.
12. Letter No: 19113/UD4(3)/2017-1, Housing and Urban Development department dated: 30.08.2017.
13. Circular ROC No: 13686/2017/LA-1, dated 08.09.2017 of Director of Town and Country Planning.
14. Commissioner of Town and Country planning Department, Technical concurrence of approved Layout L.P/D.T.C.P:63/2013 vide Roc. 6445/2012/LA2, Dated: 29.11.2013.
15. Existing approved Road Gift deed no.6844/2011, Dated:28.11.2011, 5880/2023, Dated:11.09.2023. OSR gift deed no. 40/2013, Dated:17.12.2012 and TANGEDCO Gift deed no.4996/2013, Dated:26.07.2013.
16. Demand payment Request Letter through online Dated: 05.05.2026
17. Payment received from applicant through online Dated: 20.02.2026, 06.05.2026.

ORDER:-

The online application was processed as perusing the records and after conducting site inspection, this proposal

has been forwarded to The Director of Town and Country Planning, Chennai to get Technical Concurrence. After the perusal of the Director of Town and Country Planning, Chennai the applicant was directed to handover the portion of land earmarked for roads, Park, public purposes meant for local body and TANGEDCO vide reference 4th cited above.

1. On receipt of gift deeds soft copy vide reference 5th cited above, Technical Concurrence was issued for the Layout in Kancheepuram District, Walajabad Taluk, Kattavakkam Panchayat, Vilagam Village, S.F.Nos.3, 4, 5/2, 6, 7, 8, 9, 10, 11, 12/1, 12/2, 13, 14, 15, 16/1B, 18, 19, 20, 21, 22, 23, 25/1, 25/4, 26/2, 27/3A, 27/3B, 28/1, 29, 31, 32/1, 32/2, 34/1, 35/1, 36, 37/4, 38, 39, 40/1, 43/1, 43/3A, 43/3B, 44/1A, 44/1B, 44/3A, 44/3B2, 45, 46, 47, 48, 49/1, 50/1 & 50/3B – Site Extent: 130.98 Acres (530052.86 sq.m) Already approved layout L.P/D.T.C.P:63/2013 – Now Future development areas in SF.No. 25/75B, 25/79, 26/46, 27/38 & 47Pt – Site Extent – 2.896 Acres (11720.00 sq.m) the concurrence number assigned to the revised layout is LP/DTCP No.77/2026 by the Director of Town and Country Planning, Chennai as per the letter 1st cited, under section 47 (A) of Town and Country Planning Act 1971. After obtaining the Technical Concurrence from The Director of Town and Country Planning, necessary fees are demanded to the applicant vide reference 16th cited as per GO'S and circular cited in reference 6 to 13 and on receipt of payment of charges such as Centage, Scrutiny fees, Display board Deposit, Armed Forces Flag Day Fund etc vide reference 17th cited above, the Proposal has been forwarded to the local body for further action subject to the following conditions:

2. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.

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.

3. After issuing the final approval duly following the procedure, the local body is requested to send a copy of final approval to this office.

4. Also, the local body is requested to send a copy of approved layout, to the registration department and to the department of survey and land records for appropriate action/information

5. The sub-ordinate office is directed to send the letter of acknowledgement towards the receipt of layout drawings along with conditions.

6. 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

Head of Account:
"0217 Urban Development - 60 other Urban Development Schemes - 800 other Receipts - AS Receipts under Land Use Conversion Charges-27"
Non Taxation fees - 09 Collections
(DPC: 0217-60-800-AS 22709)".

SPECIAL CONDITIONS:

1. With reference to the 8th, 9th and 11th 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 12th cited and 13th 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.The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.

6.The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this office for record.

The acknowledgement of the receipt of this proceedings and drawing shall be forwarded to this office through mail.

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

Scrutiny Fees : Rs.17,580/-	Date – 20.02.2026
Centage Charge	
Challan Number - 20260506005944 : Rs.19,200/-	Date – 06.05.2026
Display board Charge : Rs.10,000/-	Date – 06.05.2026
Subdivision Charges : Rs.25,600/-	Date – 06.05.2026
Development Charges : Rs.58,600/-	Date – 06.05.2026
Armed Forces Flag Day Fund : Rs.4,000/-	Date – 07.05.2026

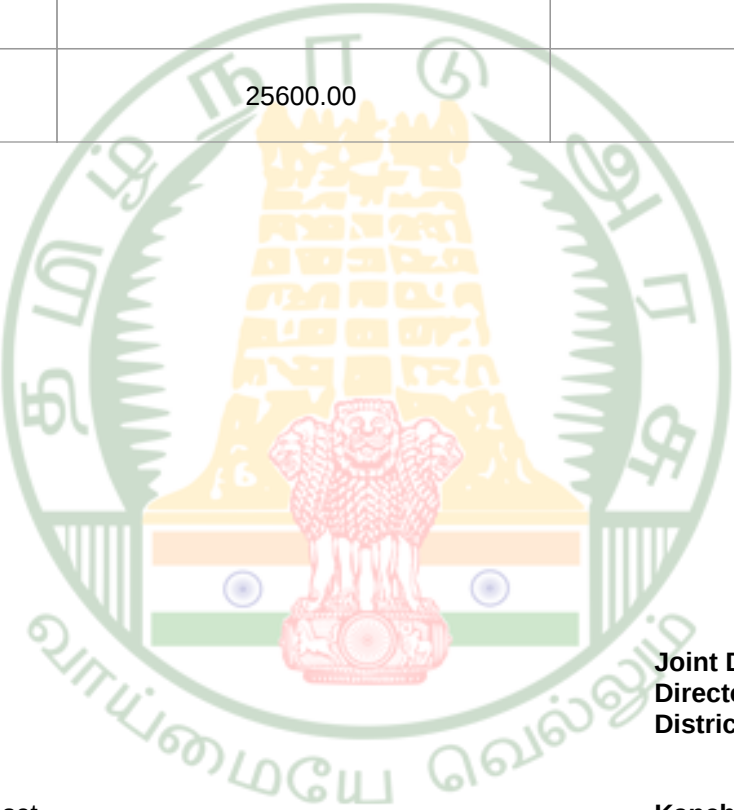
To:

The President,
Vilagam Village,
Kattavakkam Panchayat,
Walajabad Taluk,
Kancheepuram District.

Copy to:-

1. M/s. SIS ESTATES LLP.,
118/65, J Block, Nalvaravu Street,
MMDA Colony, Arumbakkam,
Chennai – 600 106.
2. Tahsildar concerned (Tamil Nilam).
Walajabad Taluk,
Kancheepuram District.
3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
TNRERA Building, No.133, G-Block, I Avenue,
Anna Nagar (East), Chennai – 600 102.
4. Sub Registrar,
Walajabad Sub Register Office,
Kancheepuram District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	17580	20/02/2026
2	OSR Fee		
3	Centage Charges	19200.00	06/05/2026
4	Development Charges	58600.00	06/05/2026
5	Display Board Charges	10000.00	06/05/2026
6	Satellite town charge		
7	Sub Division Charge	25600.00	06/05/2026



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

Kancheepuram 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

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.

