

PP

APPROVAL RECORD

Planning Permission

Tiruvallur 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)

43/397A, ANNAI INDRA GANDHI SALAI, RAJAJI PURAM PHASE-II, 2ND FLOOR, TIRUVALLUR-602001



ROC No. SWP/KCVTIZRW/TVL/2026/2026/TCP

Date : 07/08/2026

From:

Joint Director / Deputy Director / Assistant Director

43/397A, ANNAI INDRA GANDHI SALAI, RAJAJI PURAM PHASE-II, 2ND FLOOR, TIRUVALLUR-602001

To :

1. The Special Officer/Block Development Officer (V.P),
Meratoor Village,
Meratoor Village Panchayat,
Minjur Panchayat Union,
Ponneri Taluk,
Tiruvallur District.

Sir/ Madam

2. The Special Officer/Block Development Officer (V.P),
Kadamanchery Village,
Velur Village Panchayat,
Minjur Panchayat Union,
Ponneri Taluk,
Tiruvallur District.

Sub : Residential Layout- Office of the Tiruvallur District Town and Country Planning -- Tiruvallur District – Ponneri Taluk- MeratoorPanchayat/ Village-S.F.Nos.3/4,3/5,3/6,3/7,33/1A,34/1,34/2,34/3, 36/1, 39/1, 39/2, 39/3, 39/4 and Kadamanchery Village, S.F.No.15/2A2, 15/2A3,15/2B2,15/2B3,18/2B,2C,74/1,74/3,75/2,76,77/2A,77/2B,77/2C,82/1,82/2,83/2,85/1,85/2A,85/2B,86/3,86/4,88/1A,89/1,89/2,92/1,92/2–SiteExtent–168029.00 sq.m (41.52Acres) – Layout Plot Pattern Technical Clearance - Issued - Reg

Ref : 1. ApplicantM/s.AshokBrindavanamPropertiesPvt Ltd, Mr.R.Ramachandran, A.Sivasankar & K.Sekar
Online Application No.KCVTIZRW/2026/TCP5, Dated:03.12.2025, 06.02.2026, 16.05.2026 & 11.07.2026.
2. Commissioner of Town and country planning, Chennai vide Reference No. KCVTIZRW/2026/TCP5, (LP / DTCP No. 103/2026), Dated 29.07.2026.(Plot pattern Technical Concurrenceissued)
3. Director, Town and Country Planning Office, Chennai Letter ROC No: KCVTIZRW /2026/TCP5, dated:18.05.2026 (Road pattern issued).
4. Applicant M/s.Ashok Brindavanam Properties Pvt Ltd, Mr.R.Ramachandran, A.Sivasankar & K.Sekar, Application Ref No: KCVTIZRW /2026/TCP5, (Gift deed document No:6184/2026, Dated:11.07.2026.
5. G.O.(Ms.)No.138, Housing and Urban Development department dated: 04-06-2004.
6. G.O.(Ms.)No.79, Housing and Urban Development department dated: 04-05-2017.
7. G.O.(Ms.)No.18, Municipal Administration & Water Supply department, dated: 04/02/2019
8. G.O.(Ms.)No.16, Municipal Administration & Water Supply department, dated: 31/01/2020.
9. G.O.(Ms.)No.141, Housing and Urban Development [UD 4(3)], dated 23-09-2020.
10. 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.
11. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020.
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. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
15. DistrictCollector,Tiruvallur,Pa.Mu.No.2586457/2024/B3, Date.01.02.2025
16. JointDirector,AgricultureDepartment,Tiruvallur,NOCletter no.Mathi1/KCVTIZRW /2025, Dated:10.12.2025.

17. BlockDevelopmentOfficer(V.P),MinjurPanchayatUnion,Roc No.0632/2026/A6, Date.17.03.2026.
18. Demand payment through online Request Letter, Dated: 31.07.2026 (Requiring payment of Centage Fee, Display Board Fee and Development Charge Fee).
19. Applicants Payment paid through online Letter Dated: 31.07.2026, 03.08.2026(Payment of Centage Fee, Display Board and Development Charge Fee)

The application seeking Technical Clearance for proposed formation of Residential Layout to Tiruvallur District, Ponneri Taluk, Minjur Panchayat Union, Meratoor Panchayat/ Village, S.F.Nos. 3/4,3/5,3/6,3/7,33/1A,34/1,34/2,34/3, 36/1, 39/1, 39/2, 39/3, 39/4, Kadamanchery Village, S.F.No. 15/2A2, 15/2A3,15/2B2,15/2B3,18/2B,2C,74/1, 74/3,75/2,76,77/2A,77/2B,77/2C,82/1, 82/2, 83/2,85/1, 85/2A, 85/2B,86/3,86/4,88/1A,89/1, 89/2,92/1, 92/2,SiteExtentof 168029.00 sq.m (41.52Acres) was processed as per the prevailing rules and after perusing the records and after conducting site inspection, The applied area is more than the district officer power limits due to that the application was forwarded to HO and the road pattern map was approved by the Director of Town and Country Planning, Chennai and the applicant was directed to handover the portion of land earmarked for roads, public purposes meant for local body and TANGEDCO vide under reference 3rd cited above and on receipt of gift deed No. 6184/2026, Dated.11.07.2026 from the applicant through online the concurrence for the above said layout is issued vide LP / DTCP No.103/2026 by Director of Town and Country Planning, subject to the following

On receiving the gift deed soft copy from the applicant vide through online 4th cited above, and on receiving the payment of charges such as Centage charge vide under reference 18th cited above, the Technical Clearance is issued to the said layout subject to the following conditions.

1. As per the condition, Tiruvallur District, Ponneri Taluk, MeratoorVillage,S.F.Nos.3/4,3/5,3/6,3/7,33/1A,34/1,34/2,34/3, 36/1, 39/1, 39/2, 39/3, 39/4 and Kadamanchery Village, S.F.No.15/2A2, 2A3,2B2,2B3,18/2B,2C,74/1,3,75/2,76,77/2A,2B,2C,82/1,2, 83/2,85/1,2A,2B,86/3,86/4,88/1A,89/1,2,92/1,2, SiteExtentof168029.00 sq.m (41.52Acres), the layout has been approved and approved number issued as SWP/DTCP/TVLR/LAYOUT No:162A/2026. The approved layout Plan is enclosed herewith for taking further action in this regard. The applicant should submit the Original Gift Deed of 4th cited above to The Special Officer/Block Development Officer (V.P), Minjur Panchayat Union office and it has been forwarded with it for further action.
2. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately.
3. After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action.
4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.
5. As per circular cited in 14th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamil Nilam website Special Conditions.
6. The Local authority shall accord permission duly following the rules/regulations/orders issued from time to time under the respective rules

SpecialConditions:

1. Withreferencetothe7th,8thand10thcitedGovernment 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 localbody 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 maintenanceperiodshallbeextendedtill60%oftheplotsdevelopedin the layout or 5 years whichever is later”.
2. As per the directions reference under 9th cited and as per the provisions stipulated in Rule 47(11) of TNCDBR – 2019 vide reference under 8th cited above.

- a) The local body shall issue the final approval to the applicant(s) directly after collecting usual

fees and necessary fees towards the cost of laying improvements to the system in respect of road, water supply, sewage, drainage or electric power supply that may be required as assessed by the authority concerned namely, the local body and TANGEDCO, in the case of corporation and municipalities.

b) The local body shall issue the final approval to the applicant(s) directly after usual; fees and after ensuring the applicant has laid tar road, provided other amenities such as storm water drains, water supply facilities by constructing OHT, etc., provided street lights as per the standards prescribed by the local body in the case of other than corporation/municipalities

3. (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.

4. 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 favor of concerned local body.

5. The applicant should follow the condition imposed by the Tiruvallur District Collector vide 15th reference above.

6. The applicant should obtain permission from the concerned department for the construction of small bridge in the channel located at S.F.Nos.74/2,77/1,83/1,84,87 and applicant has to have the small bridge constructed at his own expense

7. The rerouted Patta channel shall be retained and maintained as per the approved Layout plan, without affecting its flow.

8. 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 maybe, 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.

9. 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 District.

10. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversion charges, before issuing the 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)

11. According to the Circular No. 12544/14/CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc.) any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

12. If a high voltage Power Line is laid through the plots. The line should be shifted to the edge of the road.

13. As per TNCDBR-2019 the following fee and charges are collected as follows:

Layout Conditions:

1. Alteration of plot sizes, road pattern, sizes, dimensions of public allotments and further subdivision of the plot contrary to the Layout Plan approved by the District Town and Country Planning Office shall not be done without the prior approval of the District Town and Country Planning Office.

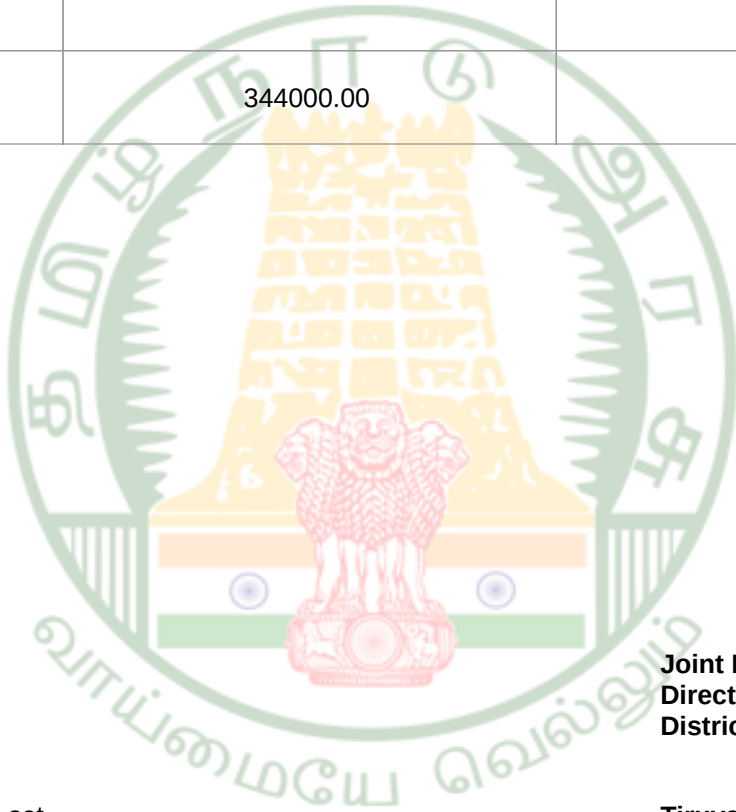
2. The corners of the plots located at the junction of two roads should be laid with the splays shown on the approved Layout Plan.

3. No plot shall be sold, leased or transferred in any other manner or any building shall be constructed on any plot before fulfilling the above two conditions.

4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for public purposes. Also, only in those places where the land use is requested to be changed, only those developments mentioned in Residential use zone as per TNCDDBR - 2019 should be allowed by the local body only after obtaining the prior approval of the department.
5. If a low voltage / high voltage powerline / telegraph line is laid through the plots, the line should be shifted to the edge of the road or as shown on the approved Layout Plan.
6. The hollowed part of the layout should be raised to street level.
7. On all streets exceeding 7.2 meters in width, shade trees shall be planted within 1.00 meters and not more than 9.00 meters in succession of the road boundary.
8. The applicant must obtain approval regarding the plots/ Layout. Also, before constructing the buildings in the plots, the applicant should be obtained permission from the District Town and Country Planning Office and the Local Body Office concerned for each building.
9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any problem arises regarding the right of land for the plot, it should be considered and decided by the local body.
- b) When the said plots are approved by the Local Authority, a copy of the approval should be sent to this office, along with a copy of proof (gift deed document) of handover of the public open spaces to the local body concerned.
10. Once the applicant receives the approval of the layout plan from the District Town and country planning office, the approved layout plan shall be permanently published at the entrance of the layout without any change / release fir public view through a 6' x 4' permanent Display board along with the details of resolution number and date of approval of the layout.
11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no right can be asserted on the ground that subdivision has been approved where there is no actual title to the land.
12. If the proofs provided regarding the land ownership and the documents submitted for consideration are found to be incorrect or if there is a situation where the Planning Permission / Concurrence approval for the plot may be affected, the planning permission/ concurrence approval granted to the layout will be cancelled by the District Town and Country Planning Office without any prior notice.
13. A copy of the plan approved by the District Town and Country Planning office along with a copy of this order shall be compulsorily provided to the purchasers while selling plots for sale.
- Copy to:
- 1) M/s.Ashokbrindavanam Properties Pvt Ltd, Mr.R.Ramachandran,
Mr.A.Sivasankar & Mr.K.Sekar,
No.11, F-Block, 2nd Main Road, Anna Nagar East,
Chinnakudal,
Aminjikarai,
Chennai- 600 102.
- 2) The Assistant Director,
Department of Land Survey and Records,
Tiruvallur District.
- 3) Tahsildar,
Ponneri Taluk,
Tiruvallur District.
- 4) Sub-Registrar,
Ponneri Sub-Registrar Office,
Tiruvallur District.
- 5) The Chairman,
Tamil Nadu Real Estate Regularity Authority,
TNRERA Building,
No:133, G-Block, I st Avenue,
Anna Nagar (East),
Chennai - 600 102.
- 6) Superintending Engineer,
Kanchipuram EDC,
Anna Maaligai, Olimohamedpet,
Kanchipuram District - 631502.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	251498	03/12/2025
2	OSR Fee		
3	Centage Charges	258000.00	31/07/2026
4	Development Charges	504090.00	31/07/2026
5	Display Board Charges	1500.00	31/07/2026
6	Satellite town charge		
7	Sub Division Charge	344000.00	31/07/2026



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

Tiruvallur 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.

