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REFERENCE
SWP/DTCP/TVLR/LAYOUT (SUBDIVISION) No: 237/2026.

ISSUED
26 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 591/43 and 2 more

Ikkadu Panchayat and, Tiruvallur taluk

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.

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DIGITALLY VERIFIED 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/DTCP/TVLR/LAYOUT (SUBDIVISION) No: 237/2026. Date : 26/10/2026

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The Special Officer / Block Development Officer,
Ikkadu Panchayat and Village,
Tiruvallur Panchayat Union,
Tiruvallur Taluk,
Tiruvallur District.

Sir/ Madam,

Sub : Residential Sub division - Office of the Tiruvallur District Town and Country Planning Office - Tiruvallur District – Non Planning Area – Tiruvallur Taluk and Panchayat Union – Ikkadu Panchayat and Village – Approved Layout L.P/DTCP No.06/2007 at Children Play School use conversion to Residential use in S.F.Nos.591/43, 591/44 and 593/25 – 1115.00 Sq.m (12000.00 Sq.ft) - Technical clearance issued - Forwarded for further action – Regarding.

Ref : 1. Applicants Mr.B.Ramesh, Mr.V.Mathiyazhagan, layout proposal received through online Application No: T8VM7QH7, Dated:05.08.2026.
2. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
3. Assistant Director, Tiruvallur District Town and Country Planning Office letter Roc.No.549/2026/Tiruvallur-2, dated: 07.07.2026 (Children Play School to Residential use conversion).
4. Director of Town and Country Planning, Letter Roc.No.20057/2006 LA2, dated: 08.01.2007 (Layout Approval No: L.P./DTCP. No.06/2007)
5. Circular from the Director of Town and Country Planning, Roc.No 19799/2020, Dated: 24.12.2020.
6. DTCP, Chennai circular letter Roc. no. 4367/2019/TCP-2, dated: 14/08/2021.
7. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
8. G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
9. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
10. G.O.181 and 141, Housing and Urban Development Department, Dated: 09.12.2020 and 16.07.2022.
11. Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022.
14. Demand payment through online Request Letter, Dated:20.10.2026 (Requiring payment of Centage Fee, Display Board Fee, Sub-divisionand Development Charge Fee).
15. Applicants Payment paid through online Letter Dated: 22.10.2026 (Payment of Centage Fee, Display Board, Sub-division and Development Charge Fee).
16. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated:13.03.2019, 14.10.2019, 05.02.2020 and 14.08.2021.
17. Letter Roc No. 7963/2022/K1, Dated: 11.04.2023 of Director of Town and Country Planning, Chennai (Circular).
18. Circular from the Director of Town and Country Planning, Roc No. 16939/2024/TCP12, Dated:09.07.2025.

The application received for the issuance of technical approval for the formation of Residential subdivision in Tiruvallur District, Tiruvallur Taluk and Panchayat Union, Ikkadu Panchayat and Village, Approved Layout L.P/DTCP No.06/2007 at Children Play School use conversion to Residential use in S.F.Nos.591/43, 591/44 and 593/25 – 1115.00 Sq.m (12000.00 Sq.ft) vide under reference 1st cited above. The application was processed and Centage Fee, Display Boardcharges, Sub-division Charges and Development Charge Fee Demand for Subdivision has been issued on 20.10.2026. On receiving the receipt of payment of charges such as Scrutiny Charge, Centage charges, Display board charges, Sub-division charges, Development Charges and Flag Day fund charges vide reference 15th cited above, the technical Approval is assigned as SWP/DTCP/TVLR/LAYOUT (SUBDIVISION) No: 237/2026.

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.
5. As per the G.O in the reference 9th 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
227 Non Taxation fees - 09 Collections (IFHRMS CODE: 0217-60-800-AS 22709).

Special Conditions:
1. With reference to the 11th, 12th and 13th 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 18th cited and 19th cited letter, the concern local body must issue the final approval After transfer of earmarked road, 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. 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.

Copy to:

1) Mr.B.Ramesh, Mr.V.Mathiyazhagan,
No.3, Sridevi Garden Main Road,
Valasaravakkam, Tiruvallur - 600 087.

2) The Assistant Director,
Department of Land Survey and Records,
Tiruvallur District.

3) Tahsildar,
Tiruvallur Taluk,
Tiruvallur District.

4) Sub-Registrar,
Tiruvallur Joint No.1 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	1673	05/08/2026
2	OSR Fee		
3	Centage Charges	3000.00	22/10/2026
4	Development Charges	3345.00	22/10/2026
5	Display Board Charges	1500.00	22/10/2026
6	Satellite town charge		
7	Sub Division Charge	4000.00	22/10/2026

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

Tiruvallur District.

Enclosure

1.Layout original map and Condition – 2 set

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.