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DIRECTORATE OF TOWN AND COUNTRY PLANNING
Online Layout Application - Plot Pattern Technical Concurrence
SWP Application Number: MWACRXZ8 / 2025 / TCP5

Sub: Residential Layout – Directorate of Town and Country Planning - Chennai –107 – Application of proposed Layout– Chengalpattu District– Thirukazhukundram Taluk and Panchayat union – Eachankaranai Panchayat – Eachankaranai village – S.F.Nos.186/8, 187/3, 188/1A, 188/2, 188/3, 188/4, 188/5 & 188/6 – Site Extent – 33100.00 sq.m (8.18 Acres) – Layout Plot Pattern Technical Concurrence – Issued - Reg.

Ref:
1. Applicants, M/s. Elephantine Oragadam Industrial Park Three & Thiru. Ezhuprasad, Online Application No. MWACRXZ8 / 2025 / TCP5, Dated: 28.04.2025, 27.05.2025, 30.05.2025, 03.06.2025 & 18.11.2025.
2. The Assistant Director, Chengalpattu District Town and Country Planning office, Inspection Report Dated: 29.04.2025.
3. Online Application No. MWACRXZ8 / 2025 / TCP5, dated: 30.06.2025 (Road pattern issued)
4. Applicants, M/s. Elephantine Oragadam Industrial Park Three & Thiru. Ezhuprasad, Gift Deed No.5809/2025, Dated: 09.08.2025. (Uploaded on 18.11.2025)
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. Letter No: 19113/UD4(3)/2017-1, Housing and Urban Development department dated: 30-08-2017.
12. Circular ROC No: 13686/2017/LA-1, dated 08-09-2017 of Director of Town and Country Planning.
13. Joint Director, Agriculture Department, Chengalpattu District, Dry Land NOC Letter No.K.Dis.C.No.E2/8884/2024, Dated:16.12.2024 & No.K.Dis.C.No.E2/3248/2025, Dated:06.05.2025.
14. Superintendent Engineer, Tamil Nadu Water Resource department Letter No.VB/VA1/KO.349 (sirupaalam - Echankaranai) /2025, Dated: 07.03.2025.

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1. The online application received for the issuance of concurrence for the residential layout vide under reference 1st cited above. 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 of Chengalpattu District Town and Country Planning office remarks, the application was processed and letter issued directing applicant to handover the land earmarked for road, park, local body and TANGEDCO to the appropriate authority vide reference 3rd cited above. On receiving the gift deed soft copy from the applicant through online, the following order of concurrence for the proposed layout is issued.

2. Concurrence is issued along as per layout conditions mentioned below. The concurrence number assigned to the layout is **LP/DTCP No. 122 /2025**. The approved Layout plan is enclosed herewith for taking further action in the regard. The applicant should submit the original Gift deed of 4th 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 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 6th 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.

Special Conditions:

1. With reference to the 7th, 8thand 10thcited 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 11thcited and 12thcited letter, the concern 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 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 District.

6. With reference to the 5th and 9th cited G.O. the Assistant Director of Chengalpattu Town and Country Planning Office should issue the Planning Permission after collection of the centage charges and other charges.

7. 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.

Encl:
Plot pattern map

Director of Town & Country Planning

To

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

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

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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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