



IFHRMS Payment Process User Manual



User Manual for the Kalanjiyam Payment Gateway Process Version_0.1



IFHRMS Payment Process User Manual

Contents

1. Login.....	3
2. Building Plan.....	5
2.1 Building Plan OSR Payment Process:.....	5
2.2 Building Plan Demand Payment Process:.....	12
2.3 Department Head Payment Details	14
2.4 Government Head Payment Details	15
3. Layout Process.....	18
3.1 Layout Plan OSR Payment Process:	18
3.2 Layout Demand Payment Process:	25
3.3 Department Head Payment Details	27
3.4 Government Head Payment Details	27

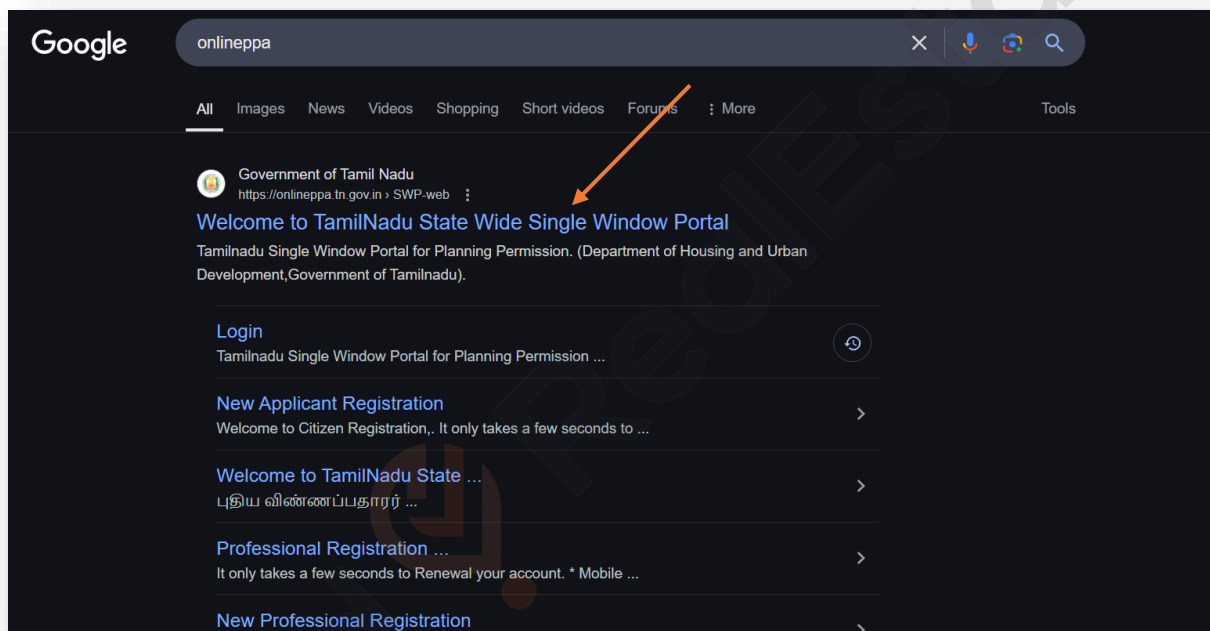
Verified  RealEstate.com



IFHRMS Payment Process User Manual

Follow this URL for processing the application in Single Window Portal:
<https://onlineppa.tn.gov.in>

- After Entering into the URL the following screen will be opened.

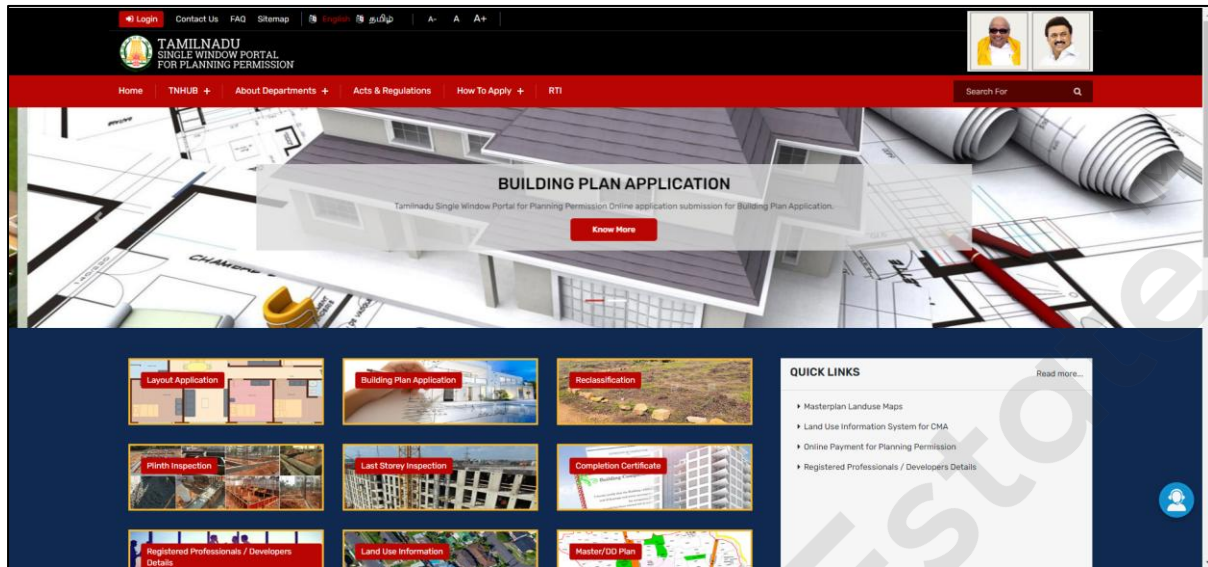


1. Login

- Click on the mentioned link and then the following screen will be displayed.
- Click on **Login** to login into the portal and the below Login screen will be displayed in that the user can login through their username and password.



IFHRMS Payment Process User Manual



- After logging in tab gets selected, the following screen will be displayed and update the login credentials with the respective user.

- TO create a new citizen registration, click on “New Applicant Registration.”
- Based on the registered citizen details, the user can able to access the SWP.



IFHRMS Payment Process User Manual

Language : English | Tamil

TAMILNADU
SINGLE WINDOW PORTAL
FOR PLANNING PERMISSION

[New Applicant Registration](#) | [New Professional Registration](#) | [Professional Registration Renewal](#)
[Grievances Public](#) | [How To Apply](#)

User Name*
testuser

Password*
.....

eOCG
eOCG

[Forgot Password](#) [Login](#)

- Click on the Login icon to proceed with the application process.

2. Building Plan

2.1 Building Plan OSR Payment Process:

- Once the user gets logged in, the following screen will be displayed,
- Here list of the approval process that will be displayed for reference and the user will be able to access all modules based on their requirements.
- For OSR Payment process, click on Building Plan->Building Plan Approval.

WELCOME TO STATE WIDE SINGLE WINDOW PORTAL

New 0
Compliance Approval / License List

Active 0
Compliance Approval / License List

BUILDING PLAN PERMISSION

- Building Plan
- Drawing Scrutiny
- Building Plan Application
- Building Plan Approval

- After the Building Plan Approval tab is selected the following screen will be displayed,
- A list of applications will be displayed on the approval list page.
- To proceed with the OSR payment, click the forward icon as shown on the screen below.



IFHRMS Payment Process User Manual

- In this screen, the user will have access to pay the raised fee details

Building Plan Approval

Showing 1 to 1 of 1 entries (filtered from 10 total entries)

S.No	Applicant Name	District	Application Number	Risk Category	Application Status	Created Date	Submitted Date	Last Updated Date	Request From	MM No	Application From	NOC	Action
1	BP Amount Three	Chengalpattu	SWP/BPA/470750/2025	LOW RISK	OSR Surrender Completed	Jun 17, 2025 9:32:25 AM	Jun 17, 2025 10:17:49 AM	Jun 17, 2025 10:53:42 AM	SWP	-	SWP		

Building Plan Permission

MAKE IFHRMS PAYMENT

Payment Status: NOT PAID

- Once the IFHRMS Payment icon is selected, the pop-up will be enabled and the screen below for reference.

IFHRMS Payment Process User Manual

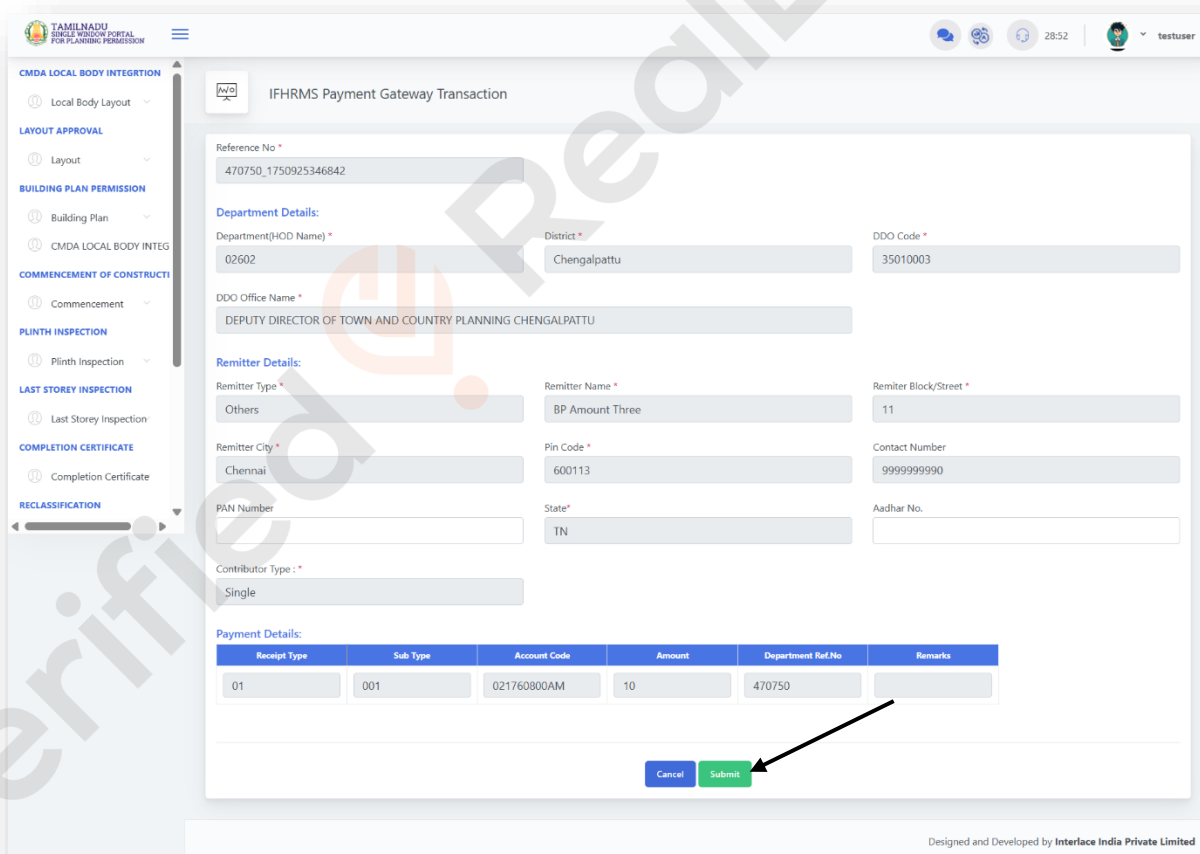
swpuat.interlaceindia.com says

Please confirm to redirect to payment gateway?

OK

Cancel

- Once the user selects "Ok," the user will be redirected to the payment page then the below mentioned screen will be displayed,



TAMILNADU SINGLE WINDOW PORTAL FOR PLANNING PERMISSION

IFHRMS Payment Gateway Transaction

Reference No *
470750_1750925346842

Department Details:

Department(HOD Name) *
02602

District *
Chengalpattu

DDO Code *
35010003

DDO Office Name *
DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING CHENGALPATTU

Remitter Details:

Remitter Type *
Others

Remitter Name *
BP Amount Three

Remitter Block/Street *
11

Remitter City *
Chennai

Pin Code *
600113

Contact Number
9999999990

PAN Number
TN

Aadhar No.

Contributor Type : *
Single

Payment Details:

Receipt Type	Sub Type	Account Code	Amount	Department Ref.No	Remarks
01	001	021760800AM	10	470750	

Cancel Submit

Designed and Developed by Interlace India Private Limited

- After verifying all the details, click on "Submit." Once submit is selected, then the user will be redirected to the IFHRMS Payment Gateway screen.
- The following screen will be displayed, and all the details related to the request will be displayed in the IFHRMS screen itself, as shown below for reference.



IFHRMS Payment Process User Manual

Challan Details						
Department TXN No. : 470750_1750938331734						
Department Details						
Department : 02602		District : CHENGALPATTU		DDO Office Name : DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING CHENGALPATTU		
DDO Code: 35010003						
Remitter Details						
Remitter Name : BP Amount Three		Contact No: 9999999990		Block/Street : 11		
City : Chennai		State : Tamil Nadu		Pincode : 600113		
PAN:		Aadhar No:		Email ID:		
Service Rendering Department :						
Service Details						
Receipt Type	Sub	Acct Code	Amount	Department Ref.No.	Remarks	
01	Any Bank-NEFT/RTGS(RBI)	021760800AM24501	10	470750		
			Challan Amount: (Rs.)	10		
Payment Details						
Select Bank for Payment *		Payment Method*				
Select		☒ Online				
confirm						

This site is being maintained by Department of Treasuries and Accounts. © 2025 Department of Finance, All Rights Reserved.

- In this screen, the user will have an option to pay the amount only online.
- The following are the payment options available in the IFHRMS payment process,
 - Any bank – NEFT/RTGS(RBI)
 - State Bank of India
 - Bank of Baroda
 - Indian Overseas Bank
 - Indian Bank
 - Canara Bank
- In the payment gateway, there is no option for UPI transactions.
- The user needs to select a payment gateway to proceed with the payment.
- For example, if the user selects the SBI bank and selects the confirm button, then the following screen will be displayed,



IFHRMS Payment Process User Manual

Personal Banking

Corporate Banking / yono BUSINESS

Username & Password are case sensitive

User ID*

newuser2

LOGIN **RESET**

Virtual Keyboard

~	!	@	#	\$	%	^	&	*	(	)	_	+		
-	3	4	5	6	7	8	9	0	.	,	/	=		
w	r	t	e	q	p	u	o	y	i	[	]			
s	d	f	g	a	h	j	k	l	;	'	/			
c	x	z	v	b	n	m	<	>	:	"				
CAPS LOCK						CLEAR						?	.	,

Disclaimer

The privacy contract is between you and the service provider. Bank is only facilitating the payment mechanism and is not responsible for any discrepancy by the service provider

- Click here to abort this transaction & return to the merchant site
- Mandatory fields are marked with (*)
- Do not provide your username and password other than this page
- Your username and password are highly confidential. Never part with them. SBI will never ask for this information.
- Reversal/Refund of failed merchant payment usually take 1-2 days. Kindly wait for minimum 24 hours before raising a complaint.
- Please ensure your account has sufficient balance
- Please ensure valid OTP is keyed-in
- Please ensure to complete the payment transaction well within time limit

VeriSign
This site is highly secured
with 256 - bit encryption certified by VeriSign

- Log in the payment gateway through the credentials and click on Login button to proceed with the payment process and the following screen will be displayed

SBI
ONLINE

Welcome, newuser2
Last site visit: 27-Jun-2025 (10:45 AM IST)

You have not performed any Department of Treasuries and Accounts transactions today.

Debit Account Details

Account No. 00000030002497223	Description Savings Account	Branch BHADRAK
Payment Mode 1	Your Reference Number 20250627000012	Amount 10
Challan_date 27-Jun-2025	Applicant Ref No:	Transaction ID
Dept Code 02602	Service ID	Name of Applicant BP Amount Three
DDO Code 35010003	Office Code 35010003	Head1_Account 021760000AM24501
Head1_Amount 10	Head2_Account	Head2_Amount
Head3_Account	Head3_Amount	Head4_Account
Head4_Account	Head5_Account	Head5_Amount
Head6_Account	Head6_Amount	Head7_Account
Head7_Amount	Head8_Account	Head8_Amount
Head9_Account	Head9_Amount	Head10_Account
Head10_Amount	Head11_Account	Head11_Amount



IFHRMS Payment Process User Manual

DTCP ONLINE

Welcome, newuser2
Last login: 20-05-2025 (12:48 AM IST)

Head13_Amount	Head14_Amount	Head14_Amount
Head15_Amount	Head15_Amount	Head16_Amount
Head16_Amount	Head17_Amount	Head17_Amount
Head18_Amount	Head18_Amount	Head19_Amount
Head19_Amount	Head20_Amount	Head20_Amount
Amount in word	Commission Amount (including GST)	
Ten Rupees only	0.0	

Please use CONFIRM button to proceed after entering OTP in this page
Enter high security transaction password received in your mobile phone 91-8*****366
Enter High Security Password*

If you did not receive the High Security Password on SMS, you can [click here to resend the SMS](#).

CONFIRM BACK

[Click here to abort this transaction and return to the Department of Treasuries and Accounts site](#)

- As per the above image and provide with the security password and click on “Confirm” and after the confirmation payment status will be updated and below image for reference.

Building Plan Approval List

OSR Payment has been Payed Successfully

Custom Search -- Filter By --

Show 10 entries Search:

S.No	Applicant Name	District	Application Number	Risk Category	Application Status	Created Date	Submitted Date	Last Updated Date	Request From	MM No	Application From
1	BP Amount One	Chengalpattu	SWP/BPA/470489/2025	MEDIUM RISK	District Office Demand Generated	May 21, 2025 11:19:00 AM	May 21, 2025 11:40:16 AM	Jun 11, 2025 8:09:31 AM	SWP	-	SWP
2	BP Amount Seven	Chengalpattu	SWP/BPA/470493/2025	MEDIUM RISK	District Office Demand Generated	May 21, 2025 12:17:15 PM	May 21, 2025 12:36:13 PM	May 24, 2025 9:46:38 AM	SWP	-	SWP
3	BP Amount	Chengalpattu	SWP/BPA/470495/2025	MEDIUM RISK	District Office Demand	May 21, 2025 12:33:31 PM	May 21, 2025 12:46:01 PM	May 22, 2025	SWP	-	SWP

- After the payment process, the user can able to download the OSR receipt from the download option in the application list page and the screen below for reference.



IFHRMS Payment Process User Manual

Building Plan Approval
List + Create

Show entries

Custom Search Search:

Application Number	Risk Category	Application Status	Created Date	Submitted Date	Last Updated Date	Pending At	Pending Duration	MM No	Application From	NOC	Action
IP/BPA/470750/2025	LOW RISK	OSR Surrender Completed	Jun 17, 2025 9:32:25 AM	Jun 17, 2025 10:17:49 AM	Jun 27, 2025 10:52:51 AM	Surveyor	1 Minute, 58 Seconds	-	SWP	NOC Apply	View Print Download

Showing 1 to 1 of 1 entries (filtered from 1,411 total entries)

First Previous 1 Next Last

Designed and Developed by Interlace India Private Limited

Building Plan Permission
Download

S.No	Document Name	Download
1	Scrutiny Fees Receipt	Payment Not Paid
2	OSRA Fees Receipt	Download
3.1	Demand Fees (Department) Receipt	Payment Not Paid
3.2	Demand Fees (Government) Receipt	Payment Not Paid
3.3	Demand Shelter Fee (Government) Receipt	Payment Not Paid
4	Applicant Submitted e-sign Letter	Download
5	Planning Permission eSign Letter	e-sign Not Completed
6	Planning Permission Layout Drawing e-sign Letter	e-sign Not Completed
7	Technical Concurrence eSign Letter	e-sign Not Completed
8	Technical Concurrence Build Drawing eSign Letter	e-sign Not Completed
9	Local Body Demand Fees Receipt	Payment Not Paid
10	Final Approval eSign Letter	e-sign Not Completed

- The below image represents the OSR receipt details and once the OSR process is completed, the file will be forwarded to the concern district officer for demand generation.



IFHRMS Payment Process User Manual

Government of Tamil Nadu

E-Challan

Payable at - DTO Chengalpattu

Remitter Copy

Challan Number

20250627000012

Challan Date

27-Jun-2025

Payment Date

27-Jun-2025 10:53:37

Remitter Type

Public

Remitter Code

30

Remitter Name

BP Amount Three

Mobile No.

9999999990

Aadhaar No.

Remitter Address

11

Department

02602-Directorate of Town and Country Planning

District

CHENGALPATTU

DDO Code

35010003

DDO / Office Name

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING CHENGALPATTU

Department Transaction ID

470750_1751001100481

Office Name

Receipt Type	Sub Type	Acct Code	Amount	Reference No.	Remark
Amount collected in lieu of Open Space Reservation (OSR) Area	Amount collected in lieu of Open Space Reservation (OSR) Area	021760800AM24501	10	470750	NA

Payment Mode

Online

Payment Type

null

Payment Status

Success

Challan Amount (Rs.)

10

Bank Name

SBI

Amount (in words)

Ten Rupees only.

Bank ref no.

IKAAAEHBT2

Please Note*, Department Transaction ID and Office Name fields are created only for 4 interface department Registration and Transport and CT for there specific requirements and the values entered in this fields are values passed by them not from IFHRMS.

Please Note*, This is a system generated Challan and does not require signature

Note : FOR INDIAN BANK BRANCHES, PLEASE USE CBS SCREEN NO 424 FOR PERFORMING V COLLECT

Please Note : No charge back facility is available for online transaction

2.2 Building Plan Demand Payment Process:

- User will log in to the system with their credentials.



IFHRMS Payment Process User Manual

- Click on Building Plan -> Building Plan Approval, and click on the Forward icon to proceed with the demand payment process.

Risk Category	Application Status	Created Date	Submitted Date	Last Updated Date	Request From	MM No	Application From	NOC	Action
MEDIUM RISK	District Office Demand Generated	May 21, 2025 11:19:00 AM	May 21, 2025 11:40:16 AM	May 22, 2025 10:36:04 AM	SWP	-	SWP		[Forward] [Refresh] [User 1] [User 2]
MEDIUM RISK	District Office Demand Generated	May 21, 2025 12:32:21 PM	May 21, 2025 12:49:04 PM	May 22, 2025 12:13:38 PM	SWP	-	SWP		[Forward] [Refresh] [User 1] [User 2]
HIGH RISK	District Office Demand Generated	May 21, 2025 1:11:10 PM	May 21, 2025 1:32:47 PM	May 23, 2025 11:08:27 AM	SWP	-	SWP		[Forward] [Refresh] [User 1] [User 2]

- The list page will be displayed and the user will be able to access the following fee details on this screen,
 - Department Head Details
 - Government Head Payment Details
 - Government Head Shelter Details



IFHRMS Payment Process User Manual

WO

Building Plan Permission

Create

Back

Scrutiny Details

Applicant Details

Site Details & Professionals

Application Details

Office Details

Documents

Site Inspection

DO Scrutiny

Remarks

DO Call For Particulars

OSRA

OSRA Surrender

OSRA Payment Gateway

Demand Generation

Demand Generation Payment Gateway

NOTE: PAYMENT ONCE MADE FOR ANY FEES WILL NOT BE REFUNDED. IF PAYMENT IS SUCCESSFULLY DONE, PLEASE DO NOT PAY AGAIN. CONTACT SWP HELPDESK FOR PAYMENT QUERIES BEFORE MAKING PAYMENT SECOND TIME.

DEPARTMENT HEAD PAYMENT DETAILS:

Description	Rate	Area	calculation help	Paid in Pre. File	Amount Generated By System	Gross Amount	Ad Ad
CC Charges	1.00	10.76	Least Plot Areas(1*10)	11.00	10.76	1.00	
Security Deposit Charges	0.00	1.00	Least Plot Areas(0*1)	1.00	0.00	1.00	
Display Board Charges	10000.00	1.00	Least Plot Areas(10000*1)	9999.00	10000.00	1.00	
Development Charges for Building	1.00	1.00	Least Plot Areas(1*1)	1.00	1.00	0.00	
Development Charges for			Least Plot				

Make SBI Payment

GOVERNMENT HEAD PAYMENT DETAILS:

Description	Rate	Area	calculation help	Paid in Pre. File	Amount Generated By System	Gross Amount	Ad Ad
Centage Charge for Land	300.00	1.00	Least Plot Areas(300*1)	299.00	300.00	1.00	
Centage Charge for Building	100.00	1.00	Least Plot Areas(100*1)	99.00	100.00	1.00	
Infrastructure and Amenities Charges	1.00	1.00	Least Plot Areas(1*1)	1.00	1.00	0.00	
Premium FSI Charges	0.50	1.00	Least Plot Areas(0*1)	1.00	0.50	1.00	

MAKE IFHRMS PAYMENT

GOVERNMENT HEAD SHELTER PAYMENT DETAILS:

Paid in Pre. File	Amount Generated By System	Gross Amount	Advance Adjusted	Adjusted Amount	Exempted Amount	Interest Amount	Net Amount
1.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00
Total Payable Net Amount:							1

2.3 Department Head Payment Details

- To proceed with the Department Head payment, they should click on "Make SBI Payment." Upon confirmation, the user will be redirected to the SBI Payment Gateway.



IFHRMS Payment Process User Manual

- The fee paid under the Department Head details will be remitted to the respective DTCP office.

2.4 Government Head Payment Details

- To proceed with the Government Head payment, click on "Make IFHRMS Payment." Once confirmed, the user will be redirected to the IFHRMS Payment Gateway.
- The following screenshots will be helpful for the user to pay the government head fee details.
- In this screen, the user can able to be see the application details and whether the PAN and Aadhar numbers are available, they will have an option to enter the details.
- To proceed with the payment process, click on "Submit" to proceed with the payment gateway process.

IFHRMS Payment Gateway Transaction

Reference No *
470750_1751007569231

Department Details:

Department(HOD Name) *
02602

District *
Chengalpattu

DDO Code *
35010003

DDO Office Name *
DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING CHENGALPATTU

Remitter Details:

Remitter Type *
Others

Remitter Name *
BP Amount Three

Remitter Block/Street *
11

Remitter City *
Chennai

Pin Code *
600113

Contact Number
9999999990

PAN Number
State *
TN

Aadhar No.

Contributor Type : *
Single

Payment Details:

Receipt Type	Sub Type	Account Code	Amount	Department Ref.No	Remarks
02	001	021703800AA	1	470750	
02	001	021703800AA	1	470750	
06	002	021760800AH	1	470750	
99	047	021760800AQ	1	470750	

Cancel Submit

Designed and Developed by Interlace India Private Limited

- After verifying all the details, click on "Submit." Once submit is selected, then the user will be redirected to the IFHRMS Payment Gateway screen.
- The following screen will be displayed, and all the details related to the request will be displayed in the IFHRMS screen itself, as shown below for reference.
- In this screen, the user will have an option to pay the amount only online.



IFHRMS Payment Process User Manual

- The following are the payment options available in the IFHRMS payment process,
 - Any bank – NEFT/RTGS(RBI)
 - State Bank of India
 - Bank of Baroda
 - Indian Overseas Bank
 - Indian Bank
 - Canara Bank
- In the payment gateway, there is no option for UPI transactions.
- The user needs to select a payment gateway to proceed with the payment.
- For example, if the user selects the Canara bank and selects the confirm button, then the following screen will be displayed,

The screenshot displays the IFHRMS payment gateway interface for the Government of Tamil Nadu, Department of Finance - Treasuries and Accounts. The interface is titled "Kalanjiyam" and shows the following details:

- Challan Details:** Department TXN No. : 470750_1751008477312
- Department Details:** Department : 02602, District : CHENGALPATTU, DDO Office Name : DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING CHENGALPATTU, DDO Code: 35010003
- Remitter Details:** Remitter Name : BP Amount Three, Contact No: 9999999990, Block/Street : 11, City : Chennai, State : Tamil Nadu, Pincode : 600113, PAN: , Aadhar No: , Email ID:
- Service Rendering Department :**
- Service Details:** A table with 6 columns: Receipt Type, Sub Type, Acct Code, Amount, Department Ref.No., and Remarks. The table contains 4 rows of data, all with an amount of 1. The total amount is 4.
- Payment Details:** Select Bank for Payment (dropdown menu), Payment Method (radio buttons for Online and Offline), and a Confirm button.

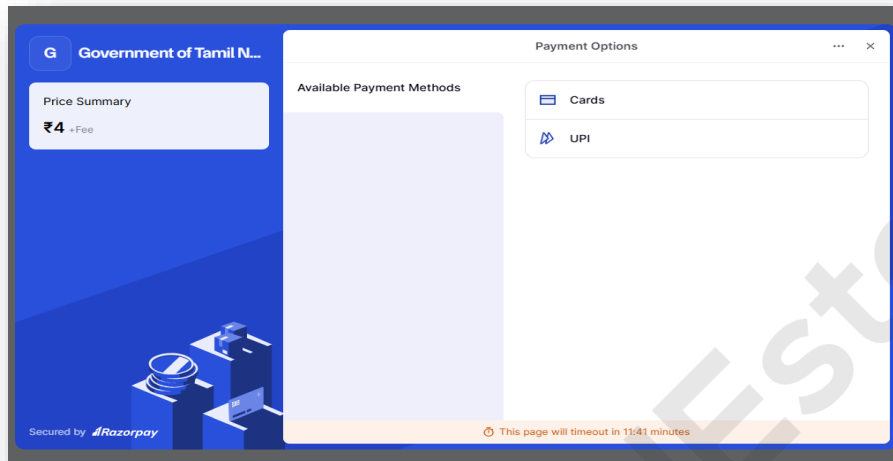
The footer of the page states: "This site is being maintained by Department of Treasuries and Accounts. © 2025 Department of Finance, All Rights Reserved."

- Click on the available payment methods based on the user's preference,
- For example, if the user selects with card option, then the following screens will be displayed,
- Enter the card details and click on the "continue" option, then the amount split details will pop up on the screen.
- Click on "Pay now" to complete the payment process.



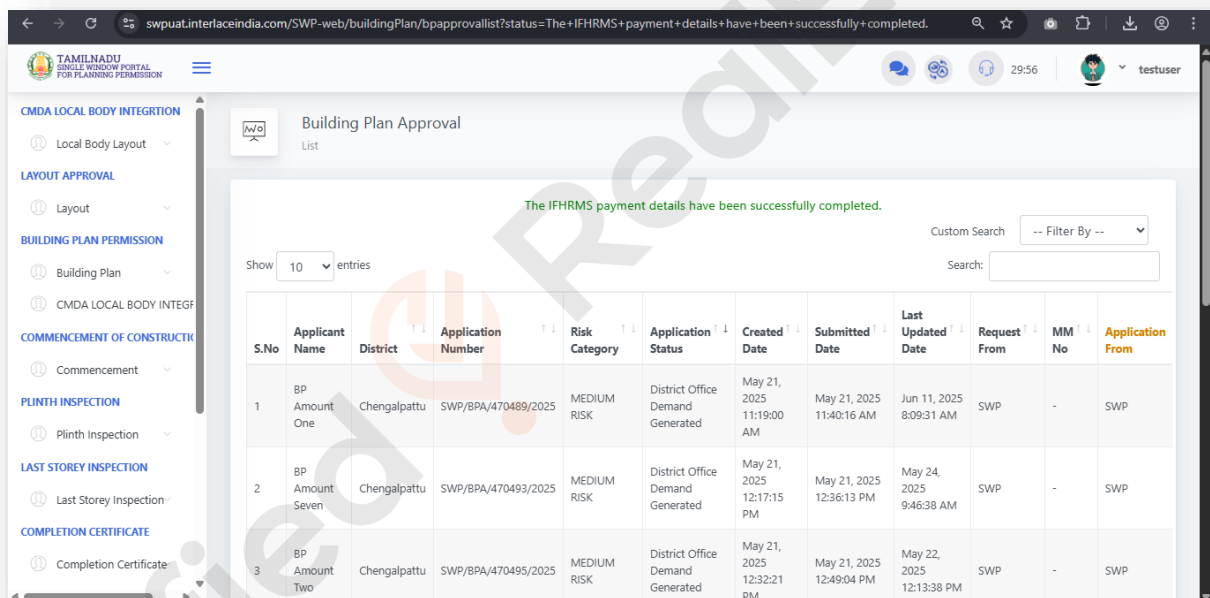
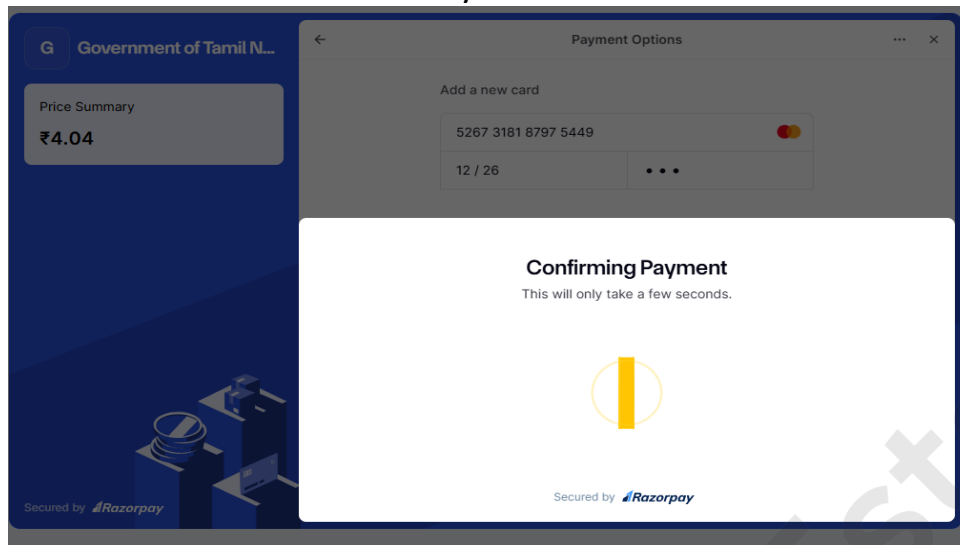
IFHRMS Payment Process User Manual

- Once payment process completed then status of the IFHRMS payment will be updated for Government head fee details and the same process needs to follow for Government head shelter details.





IFHRMS Payment Process User Manual



- After the payment is completed, then the user can able to download the demand receipts for both Government head and Department head details in the download option.
- Once the demand payment completed by the user, the file will be forwarded to concern DTCP official for providing the Planning permission.

3. Layout Process

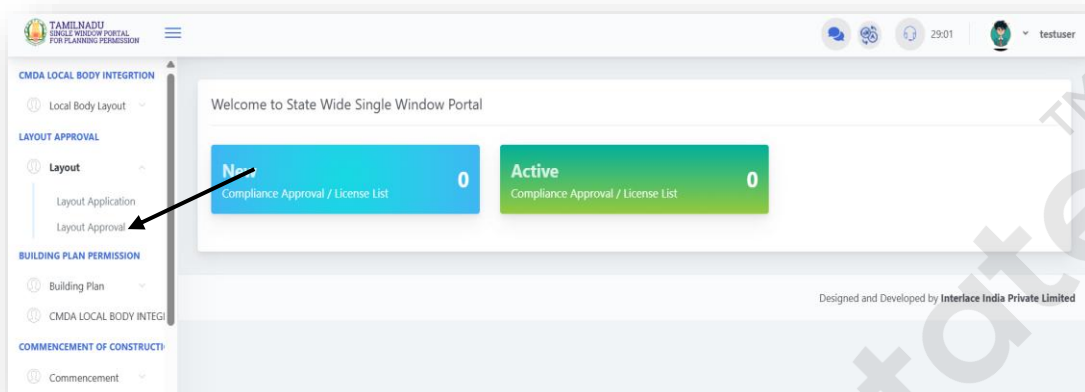
3.1 Layout Plan OSR Payment Process:

- Once the user gets logged in, the following screen will be displayed,
- Here list of the approval process that will be displayed for reference and the user will be able to access all modules based on their requirements.

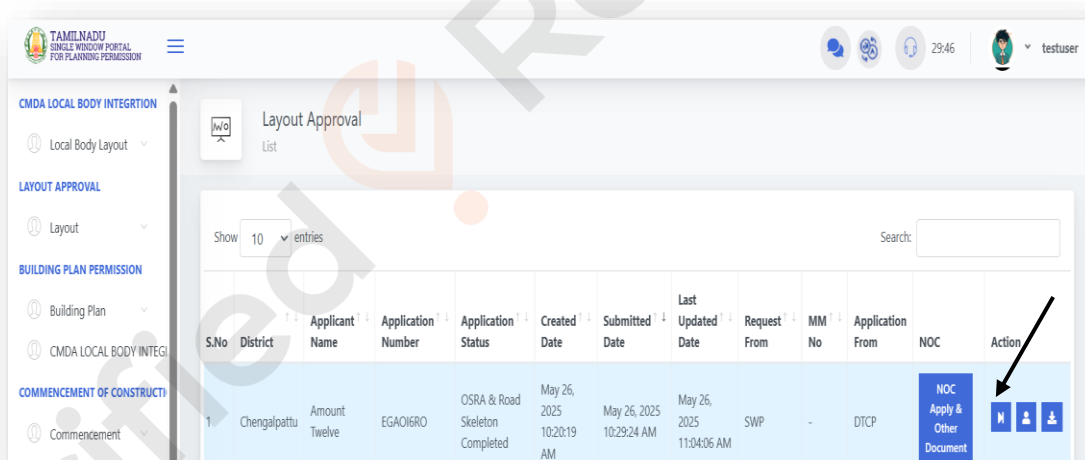


IFHRMS Payment Process User Manual

- For OSR Payment process, click on Layout->Layout Approval.



- After the Layout Approval tab is selected the following screen will be displayed,
- List of applications will be displayed on the approval list page.
- To proceed with the OSR payment, click the forward icon as shown on the screen below.
- In this screen, the user will have access to pay the raised fee details



- The user will be redirected to the OSR screen, in this screen two options will be available for the user to access.
- Once after providing all the gift deed details, click on "Save & Continue" to proceed with the OSR Payment and the following screen for reference.



IFHRMS Payment Process User Manual

- By the above mentioned screen, click on pay now and “Make HRMS Payment” option will be enabled.
- Once the IFHRMS Payment icon is selected, the pop-up will be enabled and the screen below for reference.

- Once the user selects “Ok,” the user will be redirected to the payment page then the below mentioned screen will be displayed,



IFHRMS Payment Process User Manual

IFHRMS Payment Gateway Transaction

Reference No *
470750_1750925346842

Department Details:

Department(HOD Name) *
02602

District *
Chengalpattu

DDO Code *
35010003

DDO Office Name *
DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING CHENGALPATTU

Remitter Details:

Remitter Type *
Others

Remitter Name *
BP Amount Three

Remitter Block/Street *
11

Remitter City *
Chennai

Pin Code *
600113

Contact Number
9999999990

PAN Number

State*
TN

Aadhar No.

Contributor Type : *
Single

Payment Details:

Receipt Type	Sub Type	Account Code	Amount	Department Ref.No	Remarks
01	001	021760800AM	10	470750	

Cancel Submit

Designed and Developed by Interlace India Private Limited

- After verifying all the details, click on "Submit." Once submit is selected, then the user will be redirected to the IFHRMS Payment Gateway screen.
- The following screen will be displayed, and all the details related to the request will be displayed in the IFHRMS screen itself, as shown below for reference.



IFHRMS Payment Process User Manual

Challan Details						
Department TXN No. : 470750_1750938331734						
Department Details						
Department : 02602		District : CHENGALPATTU		DDO Office Name : DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING CHENGALPATTU		
DDO Code: 35010003						
Remitter Details						
Remitter Name : BP Amount Three		Contact No: 9999999990		Block/Street : 11		
City : Chennai		State : Tamil Nadu		Pincode : 600113		
PAN:		Aadhar No:		Email ID:		
Service Rendering Department :						
Service Details						
Receipt Type	Sub	Acct Code	Amount	Department Ref.No.	Remarks	
01	Any Bank-NEFT/RTGS(RBI)	021760800AM24501	10	470750		
			Challan Amount: (Rs.)	10		
Payment Details						
Select Bank for Payment *		Payment Method*				
Select		☒ Online				
confirm						

This site is being maintained by Department of Treasuries and Accounts. © 2025 Department of Finance, All Rights Reserved.

- In this screen, the user will have an option to pay the amount only online.
- The following are the payment options available in the IFHRMS payment process,
 - Any bank – NEFT/RTGS(RBI)
 - State Bank of India
 - Bank of Baroda
 - Indian Overseas Bank
 - Indian Bank
 - Canara Bank
- In the payment gateway, there is no option for UPI transactions.
- The user needs to select a payment gateway to proceed with the payment.
- For example, if the user selects the SBI bank and selects the confirm button, then the following screen will be displayed,



IFHRMS Payment Process User Manual

Personal Banking

Corporate Banking / yono BUSINESS

Username & Password are case sensitive

User ID*

newuser2

LOGIN **RESET**

Virtual Keyboard

~	!	@	#	\$	%	^	&	*	(	)	_	+		
-	3	4	5	6	7	8	9	0	.	,	/	=		
w	r	t	e	q	p	u	o	y	i	[	]			
s	d	f	g	a	h	j	k	l	;	'	/			
c	x	z	v	b	n	m	<	>	:	"				
CAPS LOCK						CLEAR						?	.	,

Disclaimer

The privacy contract is between you and the service provider. Bank is only facilitating the payment mechanism and is not responsible for any discrepancy by the service provider

- [Click here](#) to abort this transaction & return to the merchant site
- Mandatory fields are marked with (*)
- Do not provide your username and password other than this page
- Your username and password are highly confidential. Never part with them. SBI will never ask for this information.
- Reversal/Refund of failed merchant payment usually take 1-2 days. Kindly wait for minimum 24 hours before raising a complaint.
- Please ensure your account has sufficient balance
- Please ensure valid OTP is keyed-in
- Please ensure to complete the payment transaction well within time limit

VeriSign
This site is highly secured
with 256 - bit encryption certified by VeriSign

- Log in the payment gateway through the credentials and click on Login button to proceed with the payment process and the following screen will be displayed

SBI
ONLINE

Welcome, newuser2
Last site visit: 27-Jun-2025 (10:45 AM IST)

You have not performed any Department of Treasuries and Accounts transactions today.

Debit Account Details

Account No. 00000030002497223	Description Savings Account	Branch BHADRAK
Payment Mode 1	Your Reference Number 20250627000012	Amount 10
Challan_date 27-Jun-2025	Applicant Ref No:	Transaction ID
Dept Code 02602	Service ID	Name of Applicant BP Amount Three
DDO Code 35010003	Office Code 35010003	Head1_Account 021760000AM24501
Head1_Amount 10	Head2_Account	Head2_Amount
Head3_Account	Head3_Amount	Head4_Account
Head4_Account	Head5_Account	Head5_Amount
Head6_Account	Head6_Account	Head7_Account
Head7_Amount	Head8_Account	Head8_Amount
Head9_Account	Head9_Amount	Head10_Account
Head10_Amount	Head11_Account	Head11_Amount



IFHRMS Payment Process User Manual

DTCP ONLINE

Welcome, newuser2
Last login: 20-11-2020 (12:48 AM IST)

Head13_Amount	Head14_Amount	Head14_Amount
Head15_Amount	Head15_Amount	Head16_Amount
Head16_Amount	Head17_Amount	Head17_Amount
Head18_Amount	Head18_Amount	Head19_Amount
Head19_Amount	Head20_Amount	Head20_Amount
Amount in word	Commission Amount (including GST)	
Ten Rupees only	0.0	

Please use CONFIRM button to proceed after entering OTP in this page
Enter high security transaction password received in your mobile phone 91-8*****366
Enter High Security Password*

If you did not receive the High Security Password on SMS, you can [click here to resend the SMS](#).

[Click here to abort this transaction and return to the Department of Treasuries and Accounts site](#)

[CONFIRM](#) [BACK](#)

- As per the above image and provide with the security password and click on “Confirm” and after the confirmation payment status will be updated and below image for reference.
- After the payment process, the user can able to download the OSR receipt from the download option in the application list page and the screen below for reference.

S.No	Document Name	Download
1	Scrutiny Fees Receipt	Payment Not Paid
2	OSRA Fees Receipt	Download
3.1	Demand Fees (Department) Receipt	Payment Not Paid
3.2	Demand Fees (Government) Receipt	Payment Not Paid
3.3	Demand Shelter Fee (Government) Receipt	Payment Not Paid
4	Applicant Submitted e-sign Letter	Download
5	Planning Permission eSign Letter	e-sign Not Completed
6	Planning Permission Layout Drawing e-sign Letter	e-sign Not Completed
7	Technical Concurrence eSign Letter	e-sign Not Completed
8	Technical Concurrence Build Drawing eSign Letter	e-sign Not Completed
9	Local Body Demand Fees Receipt	Payment Not Paid
10	Final Approval eSign Letter	e-sign Not Completed

- The below image represents the OSR receipt details and once the OSR process is completed, the file will be forwarded to the concern district officer for demand generation.



IFHRMS Payment Process User Manual

Government of Tamil Nadu

E-Challan

Payable at - DTO Chengalpattu

Remitter Copy

Challan Number

20250627000012

Challan Date

27-Jun-2025

Payment Date

27-Jun-2025 10:53:37

Remitter Type

Public

Remitter Code

30

Remitter Name

BP Amount Three

Mobile No.

9999999990

Aadhaar No.

Remitter Address

11

Department

02602-Directorate of Town and Country Planning

District

CHENGALPATTU

DDO Code

35010003

DDO / Office Name

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING CHENGALPATTU

Department Transaction ID

470750_1751001100481

Office Name

Receipt Type	Sub Type	Acct Code	Amount	Reference No.	Remark
Amount collected in lieu of Open Space Reservation (OSR) Area	Amount collected in lieu of Open Space Reservation (OSR) Area	021760800AM24501	10	470750	NA

Payment Mode

Online

Payment Type

null

Payment Status

Success

Challan Amount (Rs.)

10

Bank Name

SBI

Amount (in words)

Ten Rupees only.

Bank ref no.

IKAAAEHBT2

Please Note*, Department Transaction ID and Office Name fields are created only for 4 interface department Registration and Transport and CT for there specific requirements and the values entered in this fields are values passed by them not from IFHRMS.

Please Note*, This is a system generated Challan and does not require signature

Note : FOR INDIAN BANK BRANCHES, PLEASE USE CBS SCREEN NO 424 FOR PERFORMING V COLLECT

Please Note : No charge back facility is available for online transaction

3.2 Layout Demand Payment Process:

- User will log in to the system with their credentials.



IFHRMS Payment Process User Manual

The screenshot shows the 'TAMILNADU SINGLE WINDOW PORTAL FOR PLANNING PERMISSION' interface. The left sidebar has a menu with 'CMDA LOCAL BODY INTEGRATION' expanded, showing 'Local Body Layout', 'LAYOUT APPROVAL', 'BUILDING PLAN PERMISSION', 'COMMENCEMENT OF CONSTRUCTION', and 'PLINTH INSPECTION'. Under 'LAYOUT APPROVAL', 'Layout' is selected, and 'Layout Approval' is the active sub-menu. The main table lists applications with columns: District, Applicant Name, Application Number, Application Status, Created Date, Submitted Date, Last Updated Date, Request From, MM No, Application From, NOC, and Action. Three entries are visible, all for 'Chengalpathu' district and 'Amount Ten' applicant.

District	Applicant Name	Application Number	Application Status	Created Date	Submitted Date	Last Updated Date	Request From	MM No	Application From	NOC	Action
Chengalpathu	Amount Ten	590540J9	OSRA & Road Skeleton Completed	May 21, 2025 10:44:42 AM	May 21, 2025 10:50:18 AM	May 26, 2025 12:33:01 PM	SWP	-	DTCP	NOC Apply & Other Document	[Icons]
Chengalpathu	Amount Five	UTCCRM5D	District Office Demand Generation Completed	May 21, 2025 10:03:02 AM	May 21, 2025 10:11:00 AM	May 23, 2025 3:09:50 PM	SWP	-	DTCP	NOC Apply & Other Document	[Icons]
Chengalpathu	Amount Three	I9Q52C50	District Office Demand Generation Completed	May 21, 2025 9:41:00 AM	May 21, 2025 9:47:55 AM	May 22, 2025 11:42:00 AM	SWP	-	DTCP	NOC Apply & Other Document	[Icons]

- Click on Layout ->Layout Approval, and click on the Forward icon to proceed with the demand payment process.
- The list page will be displayed and the user will be able to access the following fee details on this screen,
 - Department Head Details
 - Government Head Payment Details

The screenshot shows the 'Layout Approval' payment screen. The left sidebar is the same as the previous screenshot. The main content area has a 'Layout Approval' header and a 'back' button. Below the header, there's a 'NOTE: PAYMENT ONCE MADE FOR ANY FEES WILL NOT BE REFUNDED. IF PAYMENT IS SUCCESSFULLY DONE, PLEASE DO NOT PAY AGAIN. CONTACT SWP HELPDESK FOR PAYMENT QUERIES BEFORE MAKING PAYMENT SECOND TIME.' followed by 'DEPARTMENT HEAD PAYMENT DETAILS:'. This section contains a table with columns: Description, Rate, Area, Calculation Help, Paid in Pre. File, Amount System, Gross Amount, Advance Adjusted, Adjusted Amount, and Exam Amount. The table lists 'Development Charges', 'Display Board Charges', and 'SubDivision Charges'. Below the table is a 'Total Payable Net Amount' bar and a 'Make SBI Payment' button. Below this is 'GOVERNMENT HEAD PAYMENT DETAILS:' with a similar table listing 'Centeage Charges' (likely a typo for Centage). Below this table is another 'Total Payable Net Amount' bar and a 'MAKE IFHRMS PAYMENT' button. The bottom right corner has a gear icon for settings.

NOTE: PAYMENT ONCE MADE FOR ANY FEES WILL NOT BE REFUNDED. IF PAYMENT IS SUCCESSFULLY DONE, PLEASE DO NOT PAY AGAIN. CONTACT SWP HELPDESK FOR PAYMENT QUERIES BEFORE MAKING PAYMENT SECOND TIME.

DEPARTMENT HEAD PAYMENT DETAILS:

Description	Rate	Area	Calculation Help	Paid in Pre. File	Amount System	Gross Amount	Advance Adjusted	Adjusted Amount	Exam Amount
Development Charges	4.00	1.00	Least Plot Areas(4*1)	2.00	4.00	2.00	1.00	0.00	
Display Board Charges	10000.00	1.00	Least Plot Areas(10000*1)	7000.00	10000.00	3000.00	1000.00	1000.00	
SubDivision Charges	400.00	1.00	Least Plot Areas(400*1)	300.00	400.00	100.00	30.00	50.00	
Total Payable Net Amount:									

Make SBI Payment

GOVERNMENT HEAD PAYMENT DETAILS:

Description	Rate	Area	Calculation Help	Paid in Pre. File	Amount System	Gross Amount	Advance Adjusted	Adjusted Amount	Exam Amount
Centeage Charges	300.00	1.00	Least Plot Areas(300*1)	200.00	300.00	100.00	50.00	20.00	
Total Payable Net Amount:									

MAKE IFHRMS PAYMENT



IFHRMS Payment Process User Manual

3.3 Department Head Payment Details

- To proceed with the Department Head payment, they should click on "Make SBI Payment." Upon confirmation, the user will be redirected to the SBI Payment Gateway.
- The fee paid under the Department Head details will be remitted to the respective DTCP office.

3.4 Government Head Payment Details

- To proceed with the Government Head payment, click on "Make IFHRMS Payment." Once confirmed, the user will be redirected to the IFHRMS Payment Gateway.
- The following screenshots will be helpful for the user to pay the government head fee details.
- In this screen, the user can able to be see the application details and whether the PAN and Aadhar numbers are available, they will have an option to enter the details.
- To proceed with the payment process, click on "Submit" to proceed with the payment gateway process.

Receipt Type	Sub Type	Account Code	Amount	Department Ref.No	Remarks
02	001	021703800AA	300	4327	

- After verifying all the details, click on "Submit." Once submit is selected, then the user will be redirected to the IFHRMS Payment Gateway screen.
- The following screen will be displayed, and all the details related to the request will be displayed in the IFHRMS screen itself, as shown below for reference.
- In this screen, the user will have an option to pay the amount only online.
- The following are the payment options available in the IFHRMS payment process,
 - Any bank – NEFT/RTGS(RBI)
 - State Bank of India
 - Bank of Baroda
 - Indian Overseas Bank
 - Indian Bank



IFHRMS Payment Process User Manual

- Canara Bank
- In the payment gateway, there is no option for UPI transactions.
- The user needs to select a payment gateway to proceed with the payment.
- For example, if the user selects the Canara bank and selects the confirm button, then the following screen will be displayed,

The screenshot displays the IFHRMS Payment Process User Manual interface. It features a header with the Government of Tamil Nadu logo and the Kalanjiam logo. The main content area is divided into several sections: Challan Details, Department Details, Remitter Details, Service Rendering Department, Service Details, and Payment Details. The Service Details section contains a table with columns for Receipt Type, Sub Type, Acct Code, Amount, Department Ref.No., and Remarks. The Payment Details section includes a dropdown menu for Select Bank for Payment and a radio button for Payment Method (Online). A Confirm button is located at the bottom of the form.

Receipt Type	Sub Type	Acct Code	Amount	Department Ref.No.	Remarks
02	Collections- DoTP	021703800AA22709	1	470750	
02	Collections- DoTP	021703800AA22709	1	470750	
06	Infrastructure and Amenities Charges	021760800AH24399	1	470750	
99	Others	021760800AQ24499	1	470750	

Challan Amount: (Rs.) 4

Payment Details

Select Bank for Payment: Select

Payment Method: ☒ Online

Confirm

- Click on the available payment methods based on the user's preference,
- For example, if the user selects with card option, then the following screens will be displayed,
- Enter the card details and click on the "continue" option, then the amount split details will pop up on the screen.
- Click on "Pay now" to complete the payment process.
- Once the payment process completed then status of the IFHRMS payment will be updated for Government head fee details and the same process needs to follow for Government head shelter details.



IFHRMS Payment Process User Manual

The screenshot displays the initial payment options screen. On the left, a sidebar shows the 'Government of Tamil N...' logo and a 'Price Summary' box indicating a fee of ₹4. The main area is titled 'Payment Options' and lists 'Available Payment Methods' as 'Cards' and 'UPI'. A 'Secured by Razorpay' logo is visible at the bottom left, and a timeout message 'This page will timeout in 11:41 minutes' is at the bottom right.

The screenshot displays the 'Add a new card' screen. The sidebar remains the same, but the main area now shows a card input form with fields for the card number (5267 3181 8797 5449), the expiry date (12 / 26), and a 'Continue' button. The 'Secured by Razorpay' logo is at the bottom left, and the timeout message 'This page will timeout in 10:35 minutes' is at the bottom right.

The screenshot displays the 'Confirming Payment' screen. The sidebar shows the 'Price Summary' box with the amount ₹4.04. The main area is titled 'Confirming Payment' and includes the text 'This will only take a few seconds.' and a circular progress indicator. The 'Secured by Razorpay' logo is at the bottom left.



IFHRMS Payment Process User Manual

- After the payment is completed, then the user can able to download the demand receipts for both Government head and Department head details in the download option.
- Once the demand payment completed by the user, the file will be forwarded to concern DTCP official for providing the Planning permission.

Verified  RealEstate™