Verified RealEstate™

REFERENCE
SWP/BPA/433794/2025

ISSUED
24 September 2026

PP APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

ASSISTANT DIRECTOR,
DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
CHENGALPATTU DISTRICT

From
Thiru. G. Krishnakumar, B.E, M.Plan.
Assistant Director,
District Town and Country Planning Office,
D- Block, 4th Floor,
Vedanarayanapuram, Venpakkam,
Chengalpattu – 603 111.
Ph : 044 – 27422144
E-mail : ddcgldistrict@gmail.com

To
The President,
Kayar Panchayat,
Thiruporur Panchayat Union,
Thiruporur Taluk,
Chengalpattu District.

Online Application No:SWP/BPA/433794/2025 Date: 23.09.2026.

Subject

ADDITIONAL SCHOOL BUILDING - **OFFICE OF THE DISTRICT TOWN AND COUNTRY PLANNING**, **CHENGALPATTU** - Chengalpattu District, Thiruporur Taluk, Kayar Village, Survey Nos.694/1B1,1C, 2B,3B; 695/1, 2, 3, 4; 696/1A1, 1A2, 1A3, 1A4, 1A5, 1B, 1C, 2A, 2B1, 2B2, 2C1, 2D; 699; 700/1, 2; 701/1, 2A, 2B, 3; 702; 703/1A, 1B, 1C, 1D, 1E, 2A, 2B, 2C, 2D, 3A1, 3A2, 3A3, 3B1, 3B2, 3B3; 704/1, 2, 3, 4, 5, 6; 705/1, 706/1; 708/3B; 714/2D;1121/8B, with a Site Area of 110878.00sq.m (As per Patta) - FSI Area of 36939.67Sq.m has been already approved - Now additional building has been added in the already approved site - Total Additional Academic Block, Admin Block & Amphi theatre Extension Phase-2 building with a FSI Area of 5573.62Sqm – Total Already approved and proposed Additional FSI Area put together is 42513.29Sqm for the proposed Additional School Building - Technical Approval issued– Forwarded for further action - Regarding.

Reference

1. Applicant M/S. Rajeswari Educational & Charitable Trust, Online Application No. SWP/BPA/0433794/2025, Scrutiny Reference No. 0TLVKG4E Dated: 11.01.2025.

2. The Assistant Director, Chengalpattu District Town and Country Planning office, Inspection Report, Dated: 22.01.2025.

3. Directorate of Town and Country Planning, Chennai Technical Concurrence issued on dated : 30.05.2025.

4. Director of Town and Country Planning Proceedings Roc No: SWP/BPA/0046760/2023, Dated: 12.03.2024. (Technical Concurrence No: 120 / 2024)

5. Assistant Director, Chengalpattu District, Proceedings Roc No: SWP/BPA/0046760/2023, Dated: 21.03.2024. (SWP/ B.P/A.D./DTCP(CD3) No.29 / 2024

6. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.

7. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.

8. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.

9. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.

10. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.

11. G.O. No.54, Housing and Urban Development Department, Dt: 12.03.2020.

12. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017

13. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.

14. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.

15. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.

16. District Officer, Fire & Rescue Services Department, Chengalpattu District, R.C.No.185/V/ S.S/ 2025, Dated: 11.04.2025.

17. District Collector, Kancheepuram District, Wet Land Noc, D. Dis No.2522/2019/A2, Dated:10.05.2019.

18. District Forest Officer, Chengalpattu Division, Kancheepuram C.No.5892/19/D, Dated: 27.11.2019.

19. Ministry of Environment, Forest and Climate Change, (Issued by the State Environment Impact Assessment Authority (SEIAA), Tamil Nadu, EC Identification No EC25C30000TN5952209N Dated:14.08.2026.

20. G.O.No.53, Housing and Urban Development Department [UD4(1)] Dt : 28.02.2024.

21. Tamil Nadu Government Gazette No.28] Part – II, Section – 2 Dt :10.7.2024.

22. Demand raised for payment of Centage charge, Infrastructure and Amenities Charge, CC Charge, Security Deposit Charge, Display board charge, Shelter Charge, Development Charge and Flag day fund Charge respectively Dt: 31.05.2025.

23. Payment of Scrutiny Fee, Centage charge, Infrastructure and Amenities Charge, CC Charge, Security Deposit Charge, Display board charge, Shelter Charge, Development Charge and Flag day fund Charge received from the applicant respectively Dt: 11.01.2025, 18.06.2025, 10.09.2026 & 22.09.2026.

****

ORDER:

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection the file forwarded to Director of Town and Country planning, Chennai for Technical Concurrence in the 3rd Cited letter, the Director of

Town and Country Planning, Chennai has issued the Technical Concurrence for Additional School Building and the number assigned as **SWP/B.P/DTCP No.271/2025.** In addition to the Technical approval has been already issued in the reference 5th Cited for an FSI area of 36939.67Sq.m in a Site Area of 110878.00sq.m (As per Patta) at Chengalpattu District, Thiruporur Taluk, Kayar Village, Survey Nos. 694/1B1,1C, 2B,3B; 695/1, 2, 3, 4; 696/1A1, 1A2, 1A3, 1A4, 1A5, 1B, 1C, 2A, 2B1, 2B2, 2C1, 2D; 699; 700/1, 2; 701/1, 2A, 2B, 3; 702; 703/1A, 1B, 1C, 1D, 1E, 2A, 2B, 2C, 2D, 3A1, 3A2, 3A3, 3B1, 3B2, 3B3; 704/1, 2, 3, 4, 5, 6; 705/1, 706/1; 708/3B; 714/2D;1121/8B.

Now, Additional School building FSI area is 5573.62Sqm.Total already approved and proposed additional FSI area put together is 42513.29Sqm.

The area statement for the Proposed Institutional additional building

Area of Site – 110878.00sq.m (As per Patta)

Area of Site – 109081.40sq.m (As per Document)

Proposed Additional Institutional Building Area details in Sqm

Block Name	Floor Name	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Built up Area in Sq.m
Academic Block, Admin Block & Amphi theater (Extension Phase -2)				
1	Ground floor	2646.10	-	2646.10
	First Floor	1651.85	-	1651.85
	Second Floor	1003.39	-	1003.39
	Third Floor	272.28	7.84	280.12
Total		**5573.62**	**7.84**	**5581.46**

Already approved FSI Area = 36939.67Sqm

Proposed Additional FSI Area = 5573.62Sqm

Total FSI Area = 42513.29Sqm

With the above area the approval issued for Additional School Building with the following special and general conditions under section 47 of Town and Country Planning Act 1971 for the above proposal and numbered as **SWP/Additional School Building/A.D./D.T.C.P (CD3) No.95/2026.**

SPECIAL CONDITIONS:

1) The OSR area (earmarked as A to M) 10910Sqm shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).

2) Conditions stipulated in the Environmental clearance cited in the reference 19th issued Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA), is to be followed scrupulously.

3) Conditions stipulated in the No Objection Certificates cited in the reference 16 to 18 should be followed scrupulously.

4) It is responsibility of the builders in ensure safe bearing capacity of the soil and adequacy of the foundations.

5) Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

6) Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local bodies Act. Planning Permissions is issued subject to the condition that the applicant / developer and also the architects / Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.

7) The Town and Country Planning Department has not legally confirmed the land ownership of the applicant by issuing technical permission/planning permission. Before granting technical permission and planning permission, the documents submitted with the applicant's application (purchase deed, lease deed, lease, grant deed, public power deed etc.) are only verified whether the applicant has the right to develop. Thereby it is seen whether the initial applicant has the right to develop.

Any person who wants to purchase the property must separately confirm the ownership of the property to the applicant. Also, if any other individual has a claim over it, they can settle it before a court of competent jurisdiction, Urban Development Department is not the appropriate body to decide this.

8) The provisions in the G.O.(Ms). No.17; Housing and Urban Development (UD4)(3) Department dated; 05.02.2016 relating to installation and use of solar energy system should be followed.

9) "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 of sale, or invite person 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 Regulatory Authority".

10) Electrical Transformer room should be constructed as per the rule 46 of TNCDB rules 2019 with Satisfaction of TANGEDCO.

CONDITIONS:

1. Solar Water Heating System should be installed for the proposed Additional School Building use construction.

2. The parking slot shall be used for that purpose as intended in the map.

3. As per G.O.(MS). No.171, Housing and Urban Development Department, dated: 30.10.2025 Electric Vehicles charging point should be provided.

4. No alteration shall be made in the building contrary to the existing approved drawings. Prior approval of this authority should be obtained if any changes are to be made.

5. Rainwater harvesting facilities as shown in the map. Government order No.138, Department of Municipal Administration and Drinking Water Supply dated: 11.10.2002 shall be implemented in the building. The petitioner shall provide at his own cost the disposal of sewage from the proposed building through private vehicles, secured drinking water facilities for the residents and water facilities for other needs.

6. Anti-mosquito device should be fitted to drinking water overhead tank and well located in the plot.

7. Fire prevention and fire fighting devices shall be provided as per rules in the proposed construction.

8. As per G.O No.341, Municipal Administration and Drinking Water Supply (N.N.1) Department Date: 03.11.2004 “U” Trap should be installed in septic tank.

9. Fly Ash Bricks and Materials should be used for the proposed building as per Environment and Forest Department notification.

10. A copy (true copy) of the approved drawing shall be installed on the board in a manner visible to all at the site during construction.

11. Wiring should be done by a government approved electrical contractor when the building is constructed.

The fees collected from the applicant are as follows.

1. **Scrutiny Fee - Rs.1,74,586/-**
   Payment Receipt No. 20250111433794
   Transaction ID : 1481816757323 Dt: 11.01.2025.

2. **Centage Charge for Building – Rs.50,000/-**
   Payment Receipt No. 20250618433794
   Transaction ID : 4402835001715 Dt: 18.06.2025.

3. **Centage Charge for Land – Rs.300/-**
   Payment Receipt No. 20250618433794
   Transaction ID : 4402835001715 Dt: 18.06.2025

4. **Infrastructure & Amenities Charges - Rs.21,00,000/-**
   Payment Receipt No. 20250618433794
   Transaction ID : 4402835001715 Dt: 18.06.2025.

5. **CC Charges – Rs.60,273/-**
   Payment Receipt No. 20250618433794
   Transaction ID : 4402835001715 Dt: 18.06.2025.

6. **Shelter Charges - Rs.70,070/-**
   Payment Receipt No. 20250618433794
   Transaction ID : 4402835001715 Dt: 18.06.2025.

7. **Security Deposit Charges – Rs.10,50,000/-**
   Payment Receipt No. 20250618433794
   Transaction ID : 4402835001715 Dt: 18.06.2025.

8. **Display Charges – Rs.1,500/-**
   Payment Receipt No. 20250618433794
   Transaction ID : 4402835001715 Dt: 18.06.2025.

9. **Development Charge for Building – Rs.67,200/-**
   Payment Receipt No. 20250618433794
   Transaction ID : 4402835001715 Dt: 18.06.2025.

10. **Development Charge for Land – Rs.4,50,000/-**
    SB Collect Ref. No. DUP9900880 Dt: 10.09.2026

11. **Flag day Fund Charge – Rs.10,000/-**
Receipt No: FD/FUND/2490920
Acknowledgement Ref. No:FL3307076082 Dt: 22.09.2026.

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

Copy To:

1. M/s. Rajeswari Educational and Charitable Trust
21 Second East Main Road
Pin Code – 632 006.
Ph : 9344915652
Email Id : maconsultancy.vlr@gmail.com

2. **The Chairman,**
Tamil Nadu Real Estate Regularity Authority,
TNRERA Building,
No.133, G – Block,
First Avenue, Anna Nagar (East),
Chennai – 600 102.

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

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.