

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.



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

From

Thiru. G. Krishnakumar, B.E, M.Plan.
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District Town and Country Planning Office,
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Chengalpattu – 603 111.
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To

The Commissioner,
Maraimalai Nagar Municipality,
Chengalpattu Taluk,
Chengalpattu District.

Online Application No:SWP/BPA/460760/2025 Date: 13.05.2026.

Subject :

NHRB - REVISED AND PROPOSED ADDITIONAL RESIDENTIAL BUILDING - OFFICE OF THE CHENGALPATTU DISTRICT TOWN AND COUNTRY PLANNING, CHENGALPATTU - Chengalpattu District and Taluk, Maraimalai Nagar Municipality, Sengundram Village, S.F.Nos.191/3B1 and 191/4A(part) with a site area of 10811.04Sqm with a FSI area of 16395.31Sqm (Block A to Block D) has been already approved - Block-A - Retained from Already Approved - Now proposed additional FSI Area is 5635.59Sqm - Retained from Already Approved FSI Area and Revised & Proposed additional FSI Area put together is 22030.90Sqm - Proposed Construction of Revised and Additional Residential Building - Technical Approval issued – Forwarded for further action - Regarding.

- Reference :**
1. Applicant. Thiru.H.A.Kareem, Online Application No. SWP/BPA/460760/2025, Scrutiny Reference No. FAY1YX9H dated: 31.03.2025.
 2. Assistant Director, Chengalpattu District Town and Country Planning Office Inspection Report dated: 07.04.2025.
 3. Director of Town and Country planning, Chennai Technical concurrence issued on dated: 30.01.2026.
 4. Technical concurrence issued by Director of Town and country Planning Proceedings Roc No.10766/2011/BA2, Dated:23.04.2012. (Technical concurrence No:97/2012)
 5. Technical approval issued by Deputy Director(i/c), Chengalpattu Region, Proceedings Roc No.528 /2011/CR3, Dated:28.12.2012. (Approval No: 80 / 2012)
 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.1, 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 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
 10. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
 11. G.O.Ms.No.171, Housing and Urban Development [UD4(1)], Dated: 30.10.2025

12. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
15. G.O.(Ms)No.185, Housing and Urban Development (UD3(2)) Department dated:09.10.2024.
16. District Officer, Tamil Nadu Fire and Rescue Services Department, Chengalpattu, PP.NOC No: 2007/NOC/NMSB/2025, Serial No: 3765/2025, Dated: 13.05.2025.(Token ID No:285649)
17. Consent letter obtained from all flat owners submitted by the applicant on 29.01.2026.(Total 88 flats - consent obtained from all uds given flat owners of 72 flats)
18. G.O. No.53, Housing and Urban Development Department [UD4(1)], Dated: 28.02.2024
19. Tamil Nadu Government Gazette No.28] Part – II, Section 2 Dt: 10.07.2024
20. Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, CC Charge, Security Deposit Charge, Display board charges, Shelter Charges, Development Charges and Flag day fund Charges respectively dated on 05.02.2026.
21. Payment of Scrutiny fee, Centage charges, Infrastructure and Amenities Charges, CC Charge, Security Deposit Charge, Display board charges, Shelter Charges, Development Charges and Flag day fund Charges received from the applicant respectively on 31.03.2025, 14.03.2026, 16.04.2026, 21.04.2026 & 27.04.2026.

Order:

With reference to the 1st Cited letter, the applicant Thiru.H.A.Kareem, has requested for the approval of revision and addition to the Technical approval has already been issued in the reference 5th cited for an FSI area of 16395.31Sqm (Block A to Block D) with a site area of 10811.04Sqm in Chengalpattu District (Previously Kancheepuram District) Chengalpattu Taluk, Maramalai Nagar Municipality, Sengundram Village in S.F.Nos.191/3B1 and 191/4A(part).

Now in the already approved site, the applicant has requested for the Revision and addition to the already approved Group Development Residential Building with revised FSI area of 22030.90sqm. Proposed additional FSI area is 5635.59Sqm. In already approved, Block- A - Retained from Already Approved. Block B, C, D now revised as Block B and C. In already approved drawing survey No:191/4A partly mentioned. Now Survey No.191/4A fully proposed. site area remains same as 10811.04Sqm.

Assistant Director, District Town and Country Planning Office, Chengalpattu has recommended the proposal with a site inspection remarks. Further, Consent letter has been obtained from all flat owners for revised approval.

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 and the number is assigned as **SWP/B.P/DTCP No.65/2026.**

The area statement for the Proposed Additional Residential Building is as below.

Site Area : 11250.00sqm (as per patta).

Site Area : 10811.04sqm (as per document).

Revised and Proposed Additional Residential Building

Sl. No.	Description	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total Build up Area including OTS (Sq.m)
1.	Block-B			
	Stilt Floor	161.09	1440.93	1602.02
	First Floor	1470.56	-	1470.56
	Second Floor	1470.56	-	1470.56
	Third Floor	1470.56	-	1470.56
	Fourth Floor	1470.56	-	1470.56
	Fifth Floor	1470.56	-	1470.56
	Terrace Floor	-	128.13	128.13
	Sub Total	7513.89	1569.06	9082.95
2.	Block-C			
	Stilt Floor	7.22	1766.97	1774.19
	First Floor	1611.31	-	1611.31
	Second Floor	1611.31	-	1611.31
	Third Floor	1611.31	-	1611.31
	Fourth Floor	1611.31	-	1611.31
	Fifth Floor	1611.31	-	1611.31
	Terrace Floor	-	115.64	115.64
	Sub Total	8063.77	1882.61	9946.38
	Total	15577.66	3451.67	19029.33

Already Approved FSI Area : 16395.31Sqm

Retained from Already Approved FSI Area (Block A) : 6453.24Sq.m.

Revision Blocks (Block B & Block C) : 15577.66Sq.m.

Total FSI Area : 22030.90Sq.m.

OSR area 1085.00 Sq.m already handed over to local body vide Document No.12021/2012, Dated: 12.12.2012.

With the above area the approval issued for Industrial 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/ Revised and Additional Residential Building/A.D./DTCP(CD3)No.42/2026.**

SPECIAL CONDITIONS:

- 1) As per the G.O.(Ms)No.185,Housing and Urban Development (UD3(2)) Department dated:09.10.2024, Environmental clearance is to be obtained before issue of building permit by concern local body.
- 2) The conditions stipulated in the NOC cited in the reference 16 issued by the District Fire Officer, Tamil Nadu Fire and Rescue Services Department, Chengalpattu is to be followed scrupulously.
- 3) As per GO cited in the reference 11, For residential buildings except buildings up to 14m in height not exceeding eight (8) dwelling units or 750 square meters of built-up area, a charging point for Electric Vehicles shall be provided for each of the required car parking space and two wheeler parking space. In buildings where the number of dwelling units exceeds 50, car and two wheeler parking space earmarked for visitors shall be provided with fast charging points.
- 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 of Tamil Nadu combined development and building rules 2019 (TNCD&BR 2019). 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 as prescribed TNCD & BR 2019.

- 7) Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
- 8) 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.
- 9) 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.
- 10) Electrical Transformer room should be constructed as per the rule 46 of TNCDB rules 2019 with Satisfaction of TANGEDCO.

GENERAL CONDITIONS:

1. Solar water heating system to be provided to the revised and proposed additional residential building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. The parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. No additions / alterations to be made without necessary permission of this office.
4. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Department of Municipal Administration and Water Supply, Dated:04.02.2019& 31.01.2020.
5. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
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. As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and professional's details at the place of 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.59,467 /-**
Payment Receipt No. 20250331460760
Transaction ID : 2838680118825 Dt: 31.03.2025.
2. **Centage Charge for Building- Rs.1,38,000/-**
E-Challan No. 20260421015160 Dt: 21.04.2026.
3. **Centage Charge for Land – Rs.600/-**
E-Challan No. 20260421015160 Dt: 21.04.2026.
4. **Infrastructure & Amenitites Charges - Rs.21,76,709/-**
E-Challan No. 20260421015160 Dt: 21.04.2026.
5. **CC Charges - Rs.2,74,263/-**
Payment Receipt No. 20260416460760
Transaction ID : 7669292313113 Dt: 16.04.2026.
6. **Display Charges – Rs.1,500/-**
Payment Receipt No. 20260416460760
Transaction ID : 7669292313113 Dt: 16.04.2026.

7. Security Deposit Charges – Rs.41,30,813/-

Payment Receipt No. 20260416460760

Transaction ID : 7669292313113

Dt: 16.04.2026.

8. Development Fee for Building – Rs.3,09,303/-

Payment Receipt No. 20260416460760

Transaction ID : 7669292313113

Dt: 16.04.2026.

9. Development Fee for Land – Rs.43,742/-

Payment Receipt No. 20260416460760

Transaction ID : 7669292313113

Dt: 16.04.2026.

10. Development Charge of Late Interest – Rs.4,000/-

SB Collect Ref. No. DUP5125226

Dt: 12.05.2026.

11. Shelter Fund Charges – Rs.14,87,368/-

E-Challan No. 20260314002134

Dt: 14.03.2026.

12. Flag Day Fund Fee – Rs.31,000 /-

Receipt No: FD/F UND/2101027

Acknowledgement Ref. No: IP28154635584

Dt: 27.04.2026.

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

Copy to :-

Thiru. H. KAREEM

No. 30, Astampoojam Street,

Soolai,

Chennai – 600 112.

Ph : 9444030450

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

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

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

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.

