

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.
Assistant Director,
District Town and Country Planning Office
D-Block, fourth Floor,
New District Collectrate Complex
Vedhanarayanapuram, Venbakkam,
Chengalpattu District – 603 111.
Phone no.044 – 27422144
Email : ddcgldistrict@gmail.com

To
The Commissioner,
Nandhivaram – Guduvanchery Municipality,
Vandalur Taluk,
Chengalpattu District.

Online Application No:SWP/BPA/665637/2025 Date: 27.02.2026.

Subject :

COMMERCIAL BUILDING (OFFICE) - OFFICE OF THE DISTRICT TOWN AND COUNTRY PLANNING, CHENGALPATTU - Chengalpattu District, Vandalur Taluk Nandhivaram – Guduvanchery Municipality in S.Nos.363/1A; 380/5A1 and 380/5A2 with Site Area of 3500.00 Sq.m FSI Area of 6767.34 sq.m - Technical Approved issued – Forwarded for further action - Regarding.

Reference :

1. Application Reference No. **SWP/BPA/665637/2025** Scrutiny Reference No.**FR347NGO** Received from **Thiru. S.SATHYANARAYANAN** Dt: 27.09.2025.
2. Assistant Director, Chengalpattu District Town and Country Planning Office Inspection Report dated: 08.10.2025.
3. Director of Town and Country planning, Chennai Technical concurrence issued on dated: 14.02.2026.
4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.

7. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
10. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
11. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular).
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
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. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
16. Joint Director, Agriculture Department, Chengalpattu District, Dry Land NOC Letter No.K.Dis.C.No.E2/8230/2025, Dated:11.11.2025.
17. District officer, Fire & Rescue Services, Chengalpattu, PP.NOC No.6153/NOC/NMSB/2025, Dated: 13.11.2025
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 Charges, Display board charges, Security Deposit Charges, Development Charges, OSR Charge, Shelter Charge and Flag day fund Charges respectively dated. 23.02.2026.

21. Payment of Scrutiny fee, Centage charges, Infrastructure and Amenities Charges, CC Charges, Display board charges, Security Deposit Charges, Development Charges, OSR Charge, Shelter Charge and Flag day fund Charges received from the applicant respectively on 27.09.2025, 18.02.2026, 24.02.2026, 25.02.2026 & 27.02.2026.

Order:

With reference to the 1st letter Cited, the applicant Thiru.S.Sathyanarayanan has requested for the construction of Commercial (office) building at Chengalpattu District, Vandalur Taluk, Nandhivaram - Guduvancheri Municipality, SF.Nos. 363/1A, 380/5A1, 380/5A2, Area of Site 3500.00 Sq.m with Commercial building FSI Area 6767.34 sq.m.

The Assistant Director, Chengalpattu District Town and Country Planning Office has recommended the proposal with a site inspection remarks.

Based on the Assistant Director Recommendation the applicant request has been accepted and the boundary of the site has been marked as “1 to 9”.

The Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 108/2026**.

The area statement for Proposed Commercial building is as below.

Area of the Site – 3500.00 sq.m.

Proposed Commercial Building details:

Sl. No	Description	FSI Area (Sqm)	Non FSI Area (Sqm)	Total Builtup Area (Sqm)
1.	Office Building			
	Basement Floor	-	1855.54	1855.54
	Ground Floor	1813.60	-	1813.60
	First Floor	1891.35	-	1891.35
	Second Floor	1891.35	-	1891.35
	Third Floor	1133.70	-	1133.70
	Terrace Lobby	37.34	-	37.34
	Head Room	-	176.41	176.41
	Total Area	6767.34	2031.95	8799.29

Total FSI area – 6,767.34 sq.m

FSI achieved – 1.93

With the above area, the proposed HRB Commercial building proposal is given Technical approval 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/COMMERCIAL (OFFICE) BUILDING /A.D./DTCP(CD3)No.31/2026.**

SPECIAL CONDITIONS:

- 1) As per this office circular Roc. no.4367/2019/BA2, Dated: 05.02.2020 calculate the 10% OSR Area and collect the Guideline value before issue of planning permission.
- 2) It is responsibility of the builders in ensure safe bearing capacity of the soil and adequacy of the foundations.
- 3) Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
- 4) 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 Permission is issued subject to the condition that the applicant/developer and also the architect/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.
- 5) Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
- 6) 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.

- 7) 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.
- 8) Electrical Transformer room should be constructed as per the rule 46 of TNCD rules 2019 with Satisfaction of TANGEDCO.

CONDITIONS:

1. As per TNCD & BR, 2019 Rule 44(2) 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.18,652/-**
Payment Receipt No. 20250927665637
Transaction ID : 6838244282833 Dt: 27.09.2025.
2. **Centage Charge for Building– Rs.10,000/-**
E-Challan No. 20260224001648 Dt: 24.02.2026.
3. **Centage Charge for Land – Rs.300/-**
E-Challan No. 20260224001648 Dt: 24.02.2026.
4. **Infrastructure & Amenitites Charges - Rs.25,50,000/-**
E-Challan No. 20260224001648 Dt: 24.02.2026.
5. **OSR Charges - Rs.31,91,058/-**
E-Challan No. 20260218019463 Dt: 18.02.2026.
6. **Shelter Charges - Rs.7,36,440/-**
E-Challan No. 20260224001685 Dt: 24.02.2026.
7. **CC Charges - Rs.94,715/-**
Payment Receipt No.20260225665637
Transaction ID : 6125221401757 Dt: 25.02.2026.
8. **Display Charges – Rs.1,500/-**
Payment Receipt No. 20260225665637
Transaction ID : 6125221401757 Dt: 25.02.2026.
9. **Security Deposit Charges – Rs.12,75,000/-**
Payment Receipt No.20260225665637
Transaction ID : 6125221401757 Dt: 25.02.2026.

10. Development Fee for Building – Rs.1,05,600/-

Payment Receipt No.20260225665637

Transaction ID : 6125221401757

Dt: 25.02.2026.

11. Development Fee for Land – Rs.14,080/-

Payment Receipt No.20260225665637

Transaction ID : 6125221401757

Dt: 25.02.2026.

12. Flag Day Fund Fee – Rs.5,000 /-

Receipt No: FD/FUND/1955337

Acknowledgement Ref. No:FL26178052210

Dt: 27.02.2026.

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

Copy to :-

1. Thiru. S. SATHYANARAYANAN

No: 29, Ramasami Street, West Tambaram

Pin Code – 600 045.

Mob : 8124197701

Email Id : sathya1973aug@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.

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.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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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

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
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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

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.

