

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

To

The President,
Neikuppi-E Panchayat,
Thirukazhukundram Panchayat Union,
Thirukazhukundram Taluk,
Chengalpattu District.

Online Application No:SWP/BPA/0695196/2025 Date: 26.12.2025.

Subject :

**COMMERCIAL BUILDING - OFFICE OF THE CHENGALPATTU DISTRICT TOWN
AND COUNTRY PLANNING, CHENGALPATTU** - Chengalpattu District,
Thirukazhukundram Taluk and Panchayat Union, Neikuppi-E Village,
Construction of Commercial Building in S.No.144/4B, 5, 6A, 7A &
144/8A, Site Extent – 1586.33 sq.m, FSI Area – 897.52 Sq.m – Concurrence
Under Section 47(A) of T&CP Act issued – Forwarded for further action -
Regarding.

Reference :

1. Application Reference No. SWP/BPA/0695196/2025 Scrutiny Reference
No. 1W4SS2HQ Dated:04-11-2025, Received from **Thiru.K.MANI**
2. Assistant Director, Chengalpattu District Town and Country Planning Office
Inspection Report dated: 06-11-2025
3. Commissioner, Member/Secretary, Kalpakkam NILLA Committee,
Thirukazhukundram Panchayat Union NOC Letter Na.ka.No.0251/2020/A2,
Dated: 08-06-2020

4. District Office, Fire and Rescue services, Chengalpattu
District Letter PP NOC No.5651/NOC/NMSB/2025 Dt:16-10
2025
5. Joint Director, Agriculture Department, Chengalpattu NOC Letter
Mu.Mu.ka.No.E2/7849/2025 Dt: 27-10-2025
6. G.O.No.138, Housing and Urban Development Department,
Dated:04.06.2004
7. G.O.No.86, Housing and Urban Development Department, Dated:
28.03.2012.
8. G.O. No.79, Housing and Urban Development Department, Dated:
04.05.2017.
9. G.O. No.166, Housing and Urban Development Department, Dated:
29.11.2008.
10. G.O. No.168, Housing and Urban Development Department, Dated:
29.11.2008. (Insisting TNRERA Registration)
11. G.O. No.85, Housing and Urban Development Department, Dated:
16.05.2017.
12. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and
Country Planning, Chennai (Circular)
13. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town
and Country Planning, Chennai (Circular)
14. 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.
15. Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of
Town and Country Planning, Chennai (Circular)
16. Letter Roc No. 7963/2022/K1, Dated: 23.04.2022 of Director of
Town and Country Planning, Chennai (Circular)
17. Demand raised for payment of OSR Fees, Centage charges, Infrastructure
and Amenities Charges, CC Charges, Security Deposit Charges, Display
board charges and Development Charges respectively Dt: 16-12-2025
18. Payment of Scrutiny Fee Dt: 04-11-2025 and OSR Fees, Centage charges,
Infrastructure and Amenities Charges, CC Charges, Security Deposit

Charges, Display board charges, Development Charges and Flay Day Found received from the applicant respectively Dt: 11-12-2025, 25-12-2025 & 26-12-2025

Order:

The application seeking Planning Permission for the proposed construction of **Commercial Building** - Chengalpattu District, Thirukazhukundram Taluk and Panchayat Union, Neikuppi-E Village, in S.No.144/4B, 5, 6A, 7A & 144/8A, Site Extent – 1586.33 sq.m, FSI Area – 897.52 Sq.m was processed as per the prevailing rules and after perusing the records and conducting site inspection.

The Proposed Commercial Building satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 14 & 15th cited above.

THE PROPOSED BUILDING AREA:

The proposed site boundaries as “A to H”

Site Extent : 1586.33 Sq.m.

S.No.	Description	FSI Area (in Sq.m.)	Non-FSI (Area in Sq.m.)	Total Buildup Area (in Sq.m.)
1.	Ground Floor	448.76	-	448.76
2.	First Floor	448.76	-	448.76
	Total Area	897.52	-	897.52

FSI : 0.56 %

Plot Coverage : 28.28 %

PARKING DETAILS:-

No. of Car Parking Provided : 10 Nos.

No. of Two Wheeler Parking Provided : 10 Nos.

- 1) With the above area, the proposed Commercial building proposal is given technical approval with the following special and general conditions. The building plan Numbered as **SWP/Commercial Building/A.D./D.T.C.P(CD-3) No. 134/2025**
- 2) The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
- 3) The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this

office for record.

- 4) If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000 /- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 9th cited above. The payment of charges shall be made under the following head of account.

Head of Account:

0217 Urban Development - 60 other Urban Development Schemes - 800

other Receipts - AS Receipts under Land Use Conversion Charges-

227 Non Taxation fees - 09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

SPECIAL CONDITIONS:

- 1) This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer / seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
- 2) It is responsibility of the builders in ensure safe bearing capacity of the soil and adequacy of the foundations.
- 3) If any NOC obtained from State and Central Government Departments which conditions mentioned in NOC should be addressed.
- 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 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.
- 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.

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.

- 7) "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".
- 8) 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 Commercial use construction.
2. The parking slot shall be used for that purpose as intended in the map.
3. The openings shown on the plot should be fixed accordingly.
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. 4,166/-** Payment Receipt No. 20251104695196
Transaction ID : 6705323739629 Dt: 04-11-2025
- 2) **Centage Charge for Land – Rs. 300/-** E-Challan Number : 20251225006635
SBI Collect Bank ref no. CPAGBRMEZ8 Dt: 25-12-2025
- 3) **Centage Charge for Building – Rs. 5,000/-** E-Challan Number: 20251225006635
SBI Collect Bank ref no. CPAGBRMEZ8 Dt: 25-12-2025
- 4) **Infrastructure & Amenities Charges – Rs. 3,46,875/-**
E-Challan Number: 20251225006635
SBI Bank ref no. CPAGBRMEZ8 Dt: 25-12-2025
- 5) **CC Charges - Rs. 9,956/-** Payment Receipt No. 20251225695196
Transaction ID : 3260558998346 Dt: 25-12-2025
- 6) **Security Deposit Charges – Rs. 1,73,438/-** Payment Receipt No. 20251225695196
Transaction ID : 3260558998346 Dt: 25-12-2025
- 7) **Display Charges - Rs. 1,500/-** Payment Receipt No. 20251225695196
Transaction ID : 3260558998346 Dt: 25-12-2025
- 8) **Development Charges for Building - Rs. 11,100/-** Payment Receipt No. 20251225695196
Transaction ID : 3260558998346 Dt: 25-12-2025

9) **Development Charges for Land – Rs. 6,360/-**
Transaction ID : 3260558998346

Payment Receipt No. 20251225695196
Dt: 25-12-2025

10) **OSR Fees – Rs. 4,26,681/-**
SBI Collect Bank ref No. CPAFZOEGU1

E-Challan No. 20251209074863
Dt: 11-12-2025

11) **Flag Day Fund Fee – Rs. 600/-**
Bank Ref. No: IP253606651980

Receipt No: FD/FUND/1832976
Dt: 26-12-2025

12) **Flag Day Fund Fee – Rs. 1000/-**
Bank Ref. No: IP253606651980

Receipt No: FD/FUND/1832976
Dt: 26-12-2025

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

Copy To:

1. **Thiru. K. Mani,**
No.75, Big Street,
Neikuppi Gramam,
Vengapakkam Post,
Neikuppi,
Thirukazhukundram Taluk,
Chengalpattu – 603 102.
2. **The Chairman,**
Tamil Nadu Real Estate Regularity Authority,
I & II Avenue, Annanagar (East),
(Near Valliammal School),
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.

[/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

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



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.

