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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, fourth Floor,
New District Collectrate Complex
Vedhanarayanapuram, Venbakkam,
Chengalpattu District - 603 111.
Phone no.044 - 27422144
Email : ddcgldistrict@gmail.com

To

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

Online Application No:SWP/BPA/740926/2025 Date: 06.02.2026.

Subject

**MUDHALVAR PADIPAGAM BUILDING (Government Building) -
OFFICE OF THE CHENGALPATTU DISTRICT TOWN AND COUNTRY
PLANNING, CHENGALPATTU - Chengalpattu District and Taluk, Maraimalai
Nagar Municipality, Kattankulathur Village, Ground + First Floor,
S.Nos.301/2(Part), 301/3C, 301/4B with a Total site extent of 1768.00 Sq.m.
Proposed FSI Area : 397.20 Sq.m - Proposed Construction of Mudhalvar
Padipagam (Government Building) - Technical Approval Issued - Reg.**

- Ref:**
1. Application Reference No. **SWP/BPA/740926/2025** Scrutiny
Reference No. **9I60AOYZ** Dated: 29.12.2025 Received from **THE
COMMISSIONER.**
 2. G.O.No.18, Department of Municipal Administration and Water
Supply, Dated: 04.02.2019.

3. G.O.16, Department of Municipal Administration and Water Supply,
Dated: 31.01.2020.
4. G.O.(Ms)No.167, Housing and Urban Development (UD5(1))
Department Dated:12.09.2022.
5. G.O.(Ms)No.185,Housing and Urban Development (UD3(2))
Department dated:09.10.2024.
6. District Office, Fire and Rescue Services, Chengalpattu District
(Applied through SWP Portal on Dt : 02.02.2026).

Order:

With reference to the 1st Cited letter, the applicant, M/s. The Commissioner has requested for the approval of proposed construction of Mudhalvar Padipagam Building (Government Building) in Chengalpattu District and Taluk, Maraimalai Nagar Municipality, Kattankulathur Village, Ground + First Floor, S.Nos.301/2(Part), 301/3C, 301/4B with a Total site extent of 1768.00 Sq.m. Proposed FSI Area : 397.20 Sq.m. was processed as per the prevailing rules and after perusing the records and conducting site inspection.

The proposed site boundaries as “A to D”

The area statement for the Proposed Mudhalvar Padipagam building (Government Building) is as below.

Total Area of the Site - 1768.00Sq.m

S. No.	Description	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Builtup Sq.m
1.	Ground Floor	198.60	-	198.60
2.	First Floor	198.60	-	198.60
	TOTAL	397.20	-	397.20

FSI : 0.22

Plot Coverage : 0.12

PARKING DETAILS :-

No. of Two Wheeler Parking Provided : 18 Nos.

No. of PH Two Wheeler Parking Provided : 02 Nos.

No. of Car Parking Provided : 07 Nos.

No. of PH Car Parking Provided : 01 No.

With the above area, the proposed Mudhalvar Padipagam building (Government 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/Mudhalvar Padipagam Building (Government Building)/A.D./DTCP(CD3) No.19/2026.**

Special Conditions

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
3. Planning clearance 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 Clearance is issued subject to the condition that the applicant/developer and also the PWD Architect and Engineers associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
4. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
5. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting Planning clearance. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant's is being verified for the applicant's entitlement to develop in the site.

If anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this.

6. 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.

General Conditions

1. Solar water heating system to be provided to the proposed Mudhalvar Padipagam (Government Building) building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. 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. In case any alterations required proper revised approval should be obtained.
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. Mosquito netting to be provided at OHT and well.
7. Fire rescue equipment should be provided as per Rules.
8. As per GO No.341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials must be used for construction.
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.3,447/-**

Transaction ID : 4567187439933

Payment Receipt No. 20251229740926

Dt: 29.12.2025

2. **As per TNCD&BR – 2019 Part-II, Rule No. 6(5): “Government departments are exempted from the payment of scrutiny fee or any other fee or charge.”**

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

Copy To:

M/s. THE COMMISSIONER

Maraimalai Nagar Municipality,

Pin Code – 603 209.

Ph : 7397382211

Email Id : maheshlakshmi35@gmail.com



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.

[/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.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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
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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.

