

PP

APPROVAL RECORD

Planning Permission

Kancheepuram 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.



PROCEEDINGS OF THE DEPUTY DIRECTOR,
DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
KANCHEEPURAM DISTRICT.
Online Building Plan Application-Technical Approval

SWP Application No: SWP/BPA/774184/2026

Date: .07.2026

Sir/Madam,

Subject:

Commercial building – District Town and Country Planning, Kancheepuram – Kancheepuram District, Walajabad Taluk & Panchayat Union, S.Nos. 662/4A2, 5A1, 7A, 7B, 10 of Uthukadu-B Village & Panchayat -Site area- 7990 sq.m (As per Patta), and 7972.19 sq.m (As per Document), FSI Area: 4293.42 sqm - Technical Concurrence Received - Planning Permission issued – Forwarded further action – Regarding.

Reference:

1. Commissioner of Town and Country Planning, Chennai, Technical Concurrence issued for the online application No. SWP Application Number: SWP/BPA/774184/2026, Dated:24.06.2026.
2. Applicant Mr.K.Bhaskar and Shanthi, Online Application Reference No. SWP/BPA/774184/2026, Received Dated: 10.02.2026.
3. Assistant Director/ Deputy Director (i/c), Kancheepuram District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/774184/2026, Dated:19.02.2026.
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, Municipal Administration and Water Supply Department, Dated:04.02.2019.
8. G.O.16, Municipal Administration and Water Supply Department, Dated:31.01.2020.
9. G.O.No.54, Housing and Urban Development Department, Dated:12.03.2020.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.

13. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
14. Director of Town and Country Planning, Chennai circular Letter Roc No.4326/2019/BA2, Dated: 05.02.2020.
15. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
16. G.O. No.225, Housing and Urban Development Department, Dated: 26.11.2024.
17. G.O. No.155, Housing and Urban Development Department, Dated: 08.10.2025.
18. G.O. No.171, Housing and Urban Development Department, Dated: 30.10.2025.
19. District officer, Kancheepuram District, Fire & Rescue Services NOC Letter.PP NOC. NO.8385/NOC/NMSB/2026, Dated: 04.03.2026.
20. District Collector, Kancheepuram Wetland NOC No.D.DIS.COLKPM/5327/2024/B4, Dated :21.02.2026.
21. Special Thasildar(LA) Office, Highways Department Unit-1, Kancheepuram Letter ROC.No.77/2026/A1, Dated: 18.05.2026.
22. Demand raised by this office through online dated on. 02.07.2026.
23. Payment Received from Applicant through online Dated:10.02.2026, 01.07.2026, 02.07.2026.

Order:

With reference to the 2nd Cited letter, the applicant Mr.K.Bhaskar and Shanthi, has requested for the approval of commercial building (Kalyana mandapam) for an FSI area of 4293.42 sqm, in a site area of 7990 sq.m (As per Patta), and 7972.19 sq.m (As per Document), of S.Nos.662/4A2, 5A1, 7A, 7B, 10 of Uthukadu-B village & Panchayat, Walajabad Taluk & Panchayat union, Kancheepuram District.

With reference to the letter cited in reference no.1 The Commissioner of Town and Country Planning, processed and accepted the applicant's request for the Industrial Building application, further the site boundary has been marked as **"A to S"** by the Commissioner of Town and Country Planning. Subsequently Technical Concurrence was issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 448/2026.**

The area statement for the Kalyana mandapam (commercial building) is as below.

Site Area (As per patta) – 7990.00 sq.m.

Site Area (As per Document) – 7972.19 sq.m.

Sl. No	Description	FSI Area (Sqm)	Non FSI Area (Sqm)	Total Build up Area (Sqm)
1.	Proposed marriage Hall (Dinning) Ground floor	1677.27	-	1677.27
2.	Proposed marriage Hall (Portico) Ground floor	90.00	-	90.00
3.	Proposed marriage Hall First floor	848.88	-	848.88
4.	Proposed marriage Hall (Rooms) Second floor	1677.27	-	1677.27
5.	Proposed marriage Hall (Head Room) Terrace floor	-	88.86	88.86
	Total FSI area	4293.42	88.86	4382.28

Total FSI area = 4293.42 sq.m.

With reference to the 4th to 18th cited above G.O's and Circulars, the fees payable to the Government are demanded to the applicant as per 22nd cited. As per the reference cited in 23^{ed} the received fees are, Scheduled as below.

Government Fees Collected Table:

SL. No	PARTICULARS	AMOUNT	CHALLENGE NO/ RECEIPT NO	DATE
1.	Scrutiny Fees	Rs.20,546/-	20260210774184	10.02.2026
2.	Centage Charges for Land	Rs.1,500/-	20260702075916	02.07.2026
3.	Centage Charges for Building	Rs.3,000/-	20260702075916	02.07.2026
4.	I & A Charges	Rs.16,12,500/-	20260702075916	02.07.2026
5.	Development Charges for Building	Rs.88,000/-	20260702774184	02.07.2026

6.	Development Charges for Land	Rs.79,730/-	20260702774184	02.07.2026
7.	Display Board Charges	Rs.1,500/-	20260702774184	02.07.2026
8.	Security Deposit Charges	Rs.8,06,250/-	20260702774184	02.07.2026
9.	CC Charges	Rs.47,358/-	20260702774184	02.07.2026
10.	Shelter Charges	Rs.11,622/-	20260702076117	02.07.2026
11.	OSR Charge	Rs.5,94,078/-	20260701054533	01.07.2026

Above Amount received in the Government head of account through online single window portal. In continuation of receipt of the above said fees, the Technical Approval is issued under section 47(A) of Town and Country Planning Act 1971 for the Proposed Institutional Building drawings and numbered as **SWP/B.P (Building) / D.D.T.C.P (KPM) No.27/2026 (04 Sheets)** with the following special and general conditions:

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 to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. The conditions imposed in the Fire NOC cited in the reference no.19th should be followed.
5. 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.
6. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
7. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. 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 any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, 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.

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.

General Conditions

1. Solar water heating system to be provided to the commercial 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 details at the place of construction.
11. If the site 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 G.O 79, H&UD department dated: 04.05.2017. 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-27”

Non Taxation fees - 09 Collections (DPC: 0217-03-

12. The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.

Enclosures:

Drawing Sheets – 1 to 4

Deputy Director,
District of Town & Country Planning Office,
Kancheepuram District.

To:

The President,
Uthukadu-B Village,
Walajabad Taluk & Panchayat Union,
Kancheepuram District.

Copy to:

1. The Block Development Officer(B.P),
Walajabad Panchayat Union,
Walajabad Taluk,
Kancheepuram District.
2. Thiru.K Bhaskar And Mrs.B.Shanthi,
Door No-329, Middle Street,
Uthukkadu Village,
Kancheepuram District – 631 605.

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.

[/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
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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.

