

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.



DIRECTORATE OF TOWN AND COUNTRY PLANNING
Online Building Plan Application – Technical Concurrence

ation No:SWP/BPA/0884382/2026

Date: .07.2026

idam,

INSTITUTIONAL BUILDING (District Fire Office) – Kanchipuram District
 Town & Country Planning Office, Kancheepuram Local Planning Authority
 – Kancheepuram District / Taluk / Corporation, Ward 3, Block 8,
 T.S.No.447/2 Pt – with a site extent of 1955.21 Sq.m – FSI Area: 2201.26
 Sq.m – For the Proposed Construction of Fire Station Building - **Planning**
Permission issued – Forwarded for further action - Regarding.

- Reference:**
1. Applicant M/s.District Fire Officer, Online Application Reference No.SWP/BPA/0884382/2026, Dated:29.06.2026.
 2. Deputy Director/Member Secretary (i/c), District Town and Country Planning, Kancheepuram Letter ROC No.2840/2022/KA.MA.3, Dated:19.12.2022.
 3. Appeal Committee meeting Held on 06.11.2024
 4. G.O.(3D) No.15, Housing and Urban development (UD.5-(1)) Department Dated:18.02.2025.
 5. G.O.(MS) No.56, Home (Polia-XVII) Department Dated:29.01.2022.
 6. G.O.(MS) No.601, Home (Polia-XVII) Department Dated: 23.09.2022.
 7. District Collector Kancheepuram District Letter Roc No.4555/2022/B1, Dated:09.08.2024.
 8. G.O.(3D) No.103, Home (Polia-X) Department Dated:05.12.2024.
 9. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
 10. G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
 11. G.O.(Ms)No.167, Housing and Urban Development (UD5(1)) Department dated:12.09.2022.
 12. G.O.No.54, Housing and Urban Development Department, Dated:12.03.2020.
 13. G.O.No.53, Housing and Urban Development Department, Dated: 28.02.2024. (Gazette Published on 10.07.2024).

14. Director of Town and Country Planning, Chennai Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
15. Director of Town and Country Planning, Chennai Letter Roc No. 7963/2022/K1, Dated: 23.04.2022.
16. District Officer, Tamil Nadu Fire and Rescue Services Department, PP NOC No.10302/NOC/NMSB/2025, Dated: 06.06.2026.

Order:

With reference to the letter 1st cited, Applicant M/s. District Fire Officer, has requested for the approval of a Institutional building (District Fire Office) within Kancheepuram District / Taluk / Corporation, Ward 3, Block 8, T.S.No.447/2 Pt – with a site extent of 1955.21 Sq.m – FSI Area: 2201.26 Sq.m.

This site has been inspected and upon scrutiny was observed that the proposal has violation in the width of approach road, setback, OSR and height. Hence the applicant's request was rejected as stated in the 2nd cited reference.

Subsequently the applicant filed an appeal against the rejection order of the Deputy Director(i/c), District Town and Country Planning, Kancheepuram, under Section 79 of the Tamil Nadu Town and Country Planning Act, 1971, to the Government seeking relaxation in the relevant rules.

As cited in reference 3rd the Appeal Committee reviewed, considered and accepted the applicant's request. Furthermore, in the 4th cited reference, the Government issued an order approving the request, subject to the condition that the NOC must be obtained from the Commissioner of Municipal Administration.

The area statement for the Proposed Fire Station Building is as below.

Area of the Site – 1955.21 Sq.m

Fire Station Building Area details in Sq.m.

Description	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Built up Sq.m
Pro. Ground Floor	571.28	-	571.28
Pro. First Floor	487.42	-	487.42
Pro. Second Floor	571.28	-	571.28
Pro. Third Floor	571.28	-	571.28
Total	2201.26	-	2201.26

$$\text{FSI Achieved} = \frac{2201.26}{1955.21} = 1.126$$

The Planning Permission issued under section 49 of Town and Country Planning Act 1971 for the Proposed Site earmarked 'A to I' Site Approval and Fire Station Building drawings numbered as **SWP/B.P (Building) / D.D.T.C.P (KPM) No.28/2026 (02 Sheets)** with the following special and general conditions:

Special Conditions:

1. Local body must ensure that, the NOC obtained from the Commissioner of Municipal Administration has been submitted by the applicant before issuing the final order.
2. Conditions stipulated in the NOC cited in the reference 16th issued by District Officer, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
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 District Fire Station 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 including quality auditor details at the place of construction.

Deputy Director / Member Secretary (i/c),
District of Town & Country Planning Office,
Kancheepuram District.

To:

The Commissioner,
Kancheepuram Corporation,
Kancheepuram District.

Copy To:

M/s.District Fire Officer,
Fire and Rescue Service Department,
Kancheepuram District.

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.

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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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The registers themselves, read for you.

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Patta and Chitta

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EC Analyzer

Bank charge check

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Seller background check

Approval check by survey

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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

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What the plan says can happen on this land.

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