

PP

APPROVAL RECORD

Planning Permission

Tiruvallur

Tiruvallur district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING AUTHORITY
DTCPPURPOSE
Commercial

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

Online Building Plan Application-Planning Permission

Dated: 11/29/22 7:42 PM

From:

Joint Director / Deputy Director / Assistant

43/397A, ANNAI INDRA GANDHI SALAI, RAJAJI
PURAM PHASE-II, 2ND FLOOR, TIRUVALLUR-
602001

TO:

The President,
Kakkalur panchayat
Tiruvallur panchayat Union
Tiruvallur District

Online Application Number:

SWP/BPA/002086/2022

Submitted Date :

-

Sir,

Subject:

Commercial Building - Office of the Tiruvallur District Town and Country planning – Tiruvallur panchayat Union - Kakkalur village and panchayat - Tiruvallur Taluk - Tiruvallur District - TNHB Kakkalur Scheme Approved layout in S.F.No:196/2pt, Plot no:R-28/1 - Site Extent- 279.0 sq.m FSI Area - 576.84 Sq.m (S+3 Floor) Proposed Construction of Commercial Building - Technical Approval Issued – Regarding.

Reference:

- 1.Application Refrence No. SWP/BPA/002086/2022 Dated:29.9.2022 Scrutiny Reference T1RME1XK Received from Thiru. Duraiswamy Satheeshkumar
- 2) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
- 3) G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
- 4) Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
- 5) Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
- 6) 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.
- 7) Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
- 8) Letter Roc No. 7963/2022/K1, Dated: 23.04.2022 of Director of Town and Country Planning, Chennai (Circular)
- 9) District Officer, Fire and Rescue services, Tiruvallur District L.Dis No.6173/A/2022 Date: 30.08.2022
- 10) Applicant, Paid on Dated: 26.11.2022 (Payment of Centage Fee and I & A Fee etc.)

Body of the letter:

Order:

The application seeking technical approval for the proposed construction of Commercial Building Tiruvallur panchayat Union, Kakkalur panchayat and village, Tiruvallur Taluk, Tiruvallur District - TNHB Kakkalur Scheme Approved layout in S.F.No:196/2pt, Plot no:R-28/1 having Site Extent of 279.0 sq.m, with FSI Area of 576.84 Sq.m (Stilt+3 Floors) was processed as per the prevailing rules and after perusing the records and after conducting site inspection.

The Proposed Commercial Building satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 8th cited above.

The proposed site is boundarised as "A to E" and Numbered as SWP/L.P/D.D.T.C.P(TVLR) No.197/2022 and Site Approval is being given.

The proposed Building Area:

Shop Building

Description FSI Area in Sq.m Non FSI Area in Sq.m Buildup Area Sq.m

Stilt Floor - 144.21	-	144.21
First Floor 144.21	-	144.21
Second Floor 144.21	-	144.21
Third Floor 144.21	-	144.21
Total 432.63	144.21	576.84

FSI-1.55

- 1) With the above area, the proposed building proposal is given technical approval with the following special and general conditions. The building plan Numbered as SWP/B.P/D.D.T.C.P(TVLR) No.37/2022
- 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) The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

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) 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 for sale or invite persons 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 Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA
- 4) The fee collected from the applicant are as follows.

Centage Charge for Land	: Rs.300/-
Centage Charge for Building	: Rs.3,000/-
Infrastructure and Amenities Charges	: Rs. 1,62,375/-
Security Deposit Charges	: Rs. 81,175.50/-
Display Board Charges	: Rs.1,500/-
CC Charges	: Rs. 6210.25/-

JD/DD/AD
District Town & Country Planning Office 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.

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

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

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

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.

