

PP

APPROVAL RECORD

Planning Permission

Tiruvallur

Tiruvallur 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.

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
TIRUVALLUR DISTRICT

Online Building Plan Application - Technical Approval

SWP Application Number: SWP/BPA/007747/2023

Sir / Madam,

Sub : **Intitutional Building** – Office of the Tiruvallur District Town and Country Planning – Tiruvallur District - Ponneri Taluk, Ponneri Municipality – Kummangalam Village (Ponneri – I) - S.F.No. 215/2C1, 216/1A1B, 216/1A1C & 216/1A2B - Site Extent of 6656.00 sq.mFSI area of 5728.98 sq.m – Technical Concurrence issued– Technical approval issued for the proposed Institutional Building - Forwarded for further action - Regarding.

- Ref : 1. M/s. Adarsh Educational Seva Trust, Online Application No.SWP/BPA/007747/2023, Dated: 01.03.2023.
2. This office, Inspection Report, Dated: 02.03.2023.
3. Director of Town and Country Planning, Chennai Technical Concurrence Issued Online Application No. SWP/BPA/007747/2023
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.01, Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
10. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.

11. Director of Town and Country Planning, Chennai circular Letter RocNo. 7486/2009/BA2, Dated: 16.04.2009.
12. Director of Town and Country Planning, Chennai circular Letter RocNo. 21075/2009/BA1, Dated: 27.06.2012.
13. Director of Town and Country Planning, Chennai circular Letter RocNo. 12201/2017/BA1, Dated: 22.09.2017.
14. Director of Town and Country Planning, Chennai circular Letter RocNo. 14227/2017/Spl.Cell, Dated: 14.12.2017.
15. Director of Town and Country Planning, Chennai circular Letter RocNo. 4326/2019/BA2, Dated: 05.02.2020.
16. District Officer, Fire & Rescue Services, Tiruvallur R.c.No.1041/B/2022, Dated: 11.02.2022.
17. Joint Director, Agriculture Department, Tiruvallur District L.Dis.No.Ma Thi1/404/2022, Dated: 12.01.2022
18. Applicant, Demand Paid, Dated: 14.06.2023 (Payment of Centage Fee and I & A Fee etc.)

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Order

1. With reference to the 1st letter Cited, the applicant Mr. Adarsh Educational Seva Trust has requested for the approval of Institutional building at Tiruvallur District, Ponneri Taluk, Ponneri Municipality, Kummangalam Village (Ponneri – I), S.F.No. 215/2C1, 216/1A1B, 216/1A1C & 216/1A2B with a Site Extent of 6656.00 sq.m, FSI area of 5728.98 sq.m. In continuation, the above proposal was submitted to Head office vide in the reference 2nd cited.

In the reference 3rd cited The Directorate of Town and Country Planning processed the above applicant proposal and applicant request has

been accepted and Technical Concurrence has been issued under section 47(A) of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 207/2023**. In continuation of the above technical clearance issued by the DTCP, The proposed site is approved and Numbered as **SWP/L.P/A.D.D.T.C.P (TVLR) No.152/2023**

2. The area statement for the Proposed Institutional Building is as below.

Area of the Site - 6656.00 sq.m.

Proposed Building details: Institutional Building

Description	FSI Area in sq.m	Non FSI Area in sq.m	Total Buildup Area in sq.m
Ground Floor	1978.82	-	1978.82
First Floor	1875.08	-	1875.08
Second Floor	1875.08	-	1875.08
Head Room	-	139.73	139.73
Security	-	6.00	6.00
Total Area	5728.98	145.73	5874.71

Total FSI Area – 5728.98 sq.m

FSI Achieved – 0.861

3. 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(Institutional)/A.D.D.T.C.P(TVLR) No.19/2023**
4. The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
5. 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.
6. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

7. **The fee collected from the applicant are as follows.**

S.No	Description	Amount
1	Scrutiny Fees	Rs. 23,296.00/-
2	Display Board Charges	Rs.1,500.00/-
3	Shelter Charges	Rs. 1,47,686.00/-
4	Centage Charge for Land	Rs.300.00/-
5	Centage Charge for Building	Rs.19,700.00/-
6	Infrastructure and Amenities Charges	Rs. 21,52,500.00/-
7	Security Deposit fees	Rs. 10,76,250.00/-
8	CC Charges	Rs.63,287.00/-

The Technical Approval issued with the following Special and General Conditions:

Special Conditions

1. The earmarked OSR with an extent – 667.60 sq.m shown in the site plan should be retained as Open Space Reservation as per TNCD&BR, 2019 Rule No. 41(1)(i).
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. 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 of Tamil Nadu combined development and building rules, 2019 (TNCD&BR,2019). 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 as prescribed TNCD & BR, 2019.
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 is not legally certifying the title to the ownership by granting this technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant is above 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.

7. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval

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: 0217-60-800-AS 22709)

8. "The Provision in the G.O.(Ms) No.17, H & UD (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 institutional 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 60 cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.

Assistant Director
District Town and country Planning office,
Tiruvallur District.

To,

The Commissioner,
Ponneri Municipality,
Tiruvallur District.

Copy,

M/s. ADARSH EDUCATIONAL SEVA TRUST,
No:47, Samarapuri Mudali Street,
Thiruvoyarpadi,
Ponneri Taluk,
Tiruvallur - 601204

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.

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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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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

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

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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

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3/350/2 Mettukuppam,
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Chennai 600 097, India
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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.

