

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

SWP Application Number: SWP/BPA/235255/2024

Sir / Madam,

Sub : **School Building** – Office of the District Town and Country Planning - Tiruvallur – Tiruvallur District – Pallipattu Taluk – Nocili(W) Village - S.F.Nos.141/15A1, 15A2 & 15B1 - Site Extent – 5941.72 sq.m – Proposed Construction of Boys Hostel building in the existing Government Higher Secondary School premises with FSI area of 631.41 sq.m – Technical Approval Issued - Forwarded for further actions –Regarding.

- Ref : 1. Online Application No. **SWP/BPA/235255/2024** Date:24.05.2024. by The Head Master, Government higher secondary School, Nocili through Tamilnadu Police Housing Corporation Ltd., Chennai.
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. No.54, Housing and Urban Development Department, Dated:12.03.2020.
5. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
6. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
7. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
8. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
9. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
10. G.O.(Ms) No.167 Housing and Urban Development Department, Dated 12.09.2022.

XXXXXX

1.With reference to the 1st letter Cited, the applicant has requested for the approval of Boys Hostel Block in the already existing School premises at Tiruvallur District, Pallipattu Taluk – Nocili(W) Village, S.F.Nos.141/15A1, 15A2 & 15B1, Site Extent – 5941.72 sq.m with FSI area of 631.41 sq.m. (Already there are 11 blocks are in existence with FSI Area of 1776.64 Sq.m) Total FSI Area of 2408.05 Sq.m. This Additional Building proposal was processed as per the prevailing rules after perusing the records and after conducting site inspection.

The Proposed Boys Hostel School Building satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter cited above and Instructions issued in the Government order in the reference 10 th cited.

The proposed site is boundarised as “A to J” and Numbered as **SWP/L.P/A.D.D.T.C.P(TVLR) No.173/2024** and Site Approval is being given.

2. Area of Site as per Patta – 5941.72 Sq m

Already existing blocks (11 Nos) – FSI Area – 1776.64 Sq.m

The area statement for the Proposed Boys Hostel Building is as below.

Sl.No	Description	FSI(Sq m)
1	Boys Hostel Ground Floor	330.04
2	Boys Hostel First Floor	301.37
	Total	631.41

Total = Existing + Proposed FSI Area: 1776.64 Sq.m + 631.41 Sq.m = 2408.05 Sq.m

Total FSI achieved : 0.41

3. With the above area, the above proposed Boys Hostel building proposal is given Technical Approval as per Guidelines issued is the G.O. in the 10th reference cited along with the following Special and General conditions. The building plan is Numbered as SWP/B.P(School Building)/A.D.D.T.C.P(TVLR) No. **33 /2024**.

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.

Special conditions:

1. The earmarked OSR with an extent – 598.78 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) Technical Concurrence is issued in accordance with the provisions of the Town and Country Planning Act and the rule 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 architects/ Licensed Surveyors and the Structural Engineer Associated with the Development shall ensure that developments shall be structurally sound and adequate safety measures and taken during the process of construction.

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 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.

General Conditions:

1. Solar Water Heating System should be installed for the proposed Office use construction.
2. The parking lot shall be used for that purpose as intended on the drawing,
3. The openings shown on the drawing should be positioned accordingly.
4. No alteration shall be made in the building contrary to the approved drawing, if any alteration is to be made, prior approval of this authority shall be obtained.
5. Rainwater harvesting facilities should be implemented in the building as shown in the drawing and as per G.O No. 18 Municipal Administration and Water Supply Department dated 04.02.2019.
6. The Applicant shall at his own cost provide sewage from the proposed building, disposal by private vehicles, protected drinking water facility for the user and water supply for other needs.
7. Anti-mosquito device should be fitted to drinking water tank and well located in the site.
8. Adequate fire protection and fire fighting equipment shall be provided in the proposed construction as required by law.
9. As per G.O No.341, Municipal Administration and Municipal Administration and Water Supply Department(N,N,1) Department dated 03.11.2004, "U" Trap should be set up in septic tank.
10. As per Environment and Forest Department notification, Fly Ash Bricks and Materials are to be used for the proposed building.
11. A copy of the approved plan (true copy) shall be installed on the board in a visible manner at the site during construction.

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

To:

The Village President,
Nocili Panchayat & Village,
PallipattuTaluk,
Tiruvallur District.

Copy To:

The Head Master,
Government Higher Secondary School,
Nocili – 631 202.

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

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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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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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

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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



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The LandLens
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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
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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.

