

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, Tiruvallur District.

Online Building Plan Application – Technical Clearance

Application No. SWP/BPA/0579336/2025

Date.12.12.2025.

Subject:

Non High Rise Commercial(Steel Godown) Building – Office of the District Town and Country Planning – Tiruvallur District – Non Planning Area - Tiruvallur Taluk – Kakkalur Village – Approved Tansidco Industrial Layout – Approval Layout (TVLR) No.77/2015 - Kakkalur Village, S.F.No.150/2, CMP-1 - Site Area 3400.0 Sq.m and FSI Area – 1438.55 Sq.m - **Commercial(Steel Godown) Building** - Technical Clearance issued – Regarding

Reference::

1. M/s.SUREN STEELS REP BY S MURUGESAN, Online Application No. SWP/BPA/579336/2025, Dated:03.07.2025.
2. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
3. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
4. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
5. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019. and G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
6. Director of Town and Country Planning, Chennai circular Letter Roc No. 7963/2022/K1, Dated: 11.04.2023
7. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
8. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
9. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl Cell, Dated: 14.12.2017.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
12. Letter Roc No. 7963/2022/K1, Dated: 11.04.2023 of Director of Town and Country Planning, Chennai (Circular).

13. District Fire & Rescue Services, Tiruvallur District NOC letter PP Noc No.4043/NOC/NMSB/2025, Dated. 01.08.2025
14. Demand payment request Letter, Dated. 08.09.2025
15. Applicant M/s.SUREN STEELS REP BY S MURUGESAN, Demand Remittance dated:29.10.2025

With reference to the 1st letter cited, the Applicants Mrs.Suren steel represented by Mr.S.Murugesan, has requested Approval for Commercial (Steel Godown) Building at Tiruvallur District - Tiruvallur Taluk – Kakkalur Village – Approved Tansidco Industrial Layout – Approval Layout (TVLR) No.77/2015 - S.F.No.150/2, CMP-1 - Site Area 3400.0 Sq.m and FSI Area – 1438.55 Sq.m – Applied for the Commercial (Steel Godown) Building Approval. The application was processed and scrutinized as per the prevailing rules & regulations, records perused and Site inspection was conducted.

The Proposed Commercial (Steel Godown) Building satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 12th cited above.

The area statement for the Proposed Commercial Building is as below.

Building details: Commercial Building

Site Area - 3400.0 Sq.m

Description	FSI (Sqm)	Non FSI Area (Sqm)	Total Buildup Area (Sqm)
Factory Building			
Block-1(Galvanized sheet)			
Office	45.67	-	45.67
Godown	377.15	-	377.15
Block-2(RCC Roof)	520.11	-	520.11
Head Room	-	32.23	32.23
Block-3(RCC Roof)	478.54	-	19.75
Head Room	-	32.23	32.23
Toilet Block	17.08	-	17.08
Total	1438.55	64.46	1503.01

Total FSI Area - 1438.55 Sq.m
FSI Achieved - 0.42 Sq.m
OSR – Approved SIDCO Layout.

With the above Area of the Commercial Building Technical Clearance Issued with Special and General Conditions. The Commercial Building Plan Numbered as SWP/DTCP/TIRUVALLUR (Building) /B.P.No.19/2025

SPECIAL CONDITIONS

1. Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc.) Any person wishing to purchase the property must individually assert ownership of the property to the applicant.
Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Departments not the right organization to decide this.
2. G.O.18, Department of Municipal Administration and Water Supply Dated.04.02.2019 mentioned rules and regulation should be followed.
3. As per GO.16 a display board of size 60cm x 120cm to be erected which shows site details, building details and corporation engineer details at the place of construction, FSI and Setbacks should be Retained as per Approval Drawing.
4. Government registered electrical Contractor must be employed for wiring works during construction.
5. Ref No.13 District Officer Tiruvallur Fire and Recuse Services Issued terms and Condition to be Followed and Local body Should monitor these before getting Final Approval
6. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
7. Technical Clearance 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. Technical Clearance is issued subject to the condition that the applicant/ developer and also the Architect / Licensed Surveyor 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.
8. Conditions mentioned in the No Objection certificates obtained from the central and state Govt Departments must be followed scrupulously.
9. "The Provisions 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.
10. 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)

GENERAL CONDITIONS

1. Solar water heating system to be provided to the proposed building.
2. Setbacks should be retained as per Approval 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. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the water Act 1974 for discharge of sewage Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at the applicant's own cost and also provide Necessary fire Resistance equipment in the proposed Building.
5. Parking area to be utilized only for parking purpose mentioned as per approved drawing
6. Provide Sufficient Fire Resistance and Fire equipment in proposed Building.
7. As per GO No.341 MAWS Dated.03.11.2004 U Trap in the septic tank design to be provided.
8. Fly Ash bricks and Materials to be used Mandatory.
9. As per GO16 a display board of size 60cm x 120cm to be erected which shows site details, building details and corporation engineer details at the place of construction.
10. If any court case would be pending with reference to this proposal, the Technical Clearance would be treated as INVALID.
11. Enforcement action under section 56&57 of TamilNadu Town and Country Planning Act 1971 must be taken by the Block Development Officer, Tiruvallur Panchayat Union / President Kakkalur Panchayat if the construction is done with Additional / Deviation to be approved plan before Levy of the applicable Taxes.

The following fee and charges are collected as follows

1. Scrutiny Charge - Rs. 22,630 - Dated: 03.07.2025
2. OSR Charge – NIL
3. Centage Charge for Land – NIL

4. Centage Charge for Building Rs. 4,000 - Dated: 29.10.2025
5. Infrastructure and Amenities Charges Rs. 5,43,750/- Dated: 29.10.2025
6. CC Charges - Rs. 16,253/- Dated : 29.10.2025
7. Security Deposit Charges - Rs. 2,71,875/- Dated: 29.10.2025
8. Display Board Charges Rs.1,500, Dated : 29.10.2025
9. Shelter Charges - NIL
10. Development Charges for Land Rs. 13,600/- Dated: 29.10.2025
11. Development Charges for Building Rs. 18,120/- Dated : 29.10.2025

Assistant Director,
District Town and country planning.
Tiruvallur District.

Enclosure :

Original Map and Condition- 2 sets

To

1. Village President,
Kakkalur Panchayat,
Tiruvallur Panchayat Union,
Tiruvallur Taluk,
Tiruvallur District.
2. The Chairman.
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.

Copy to

M/s. SUREN STEELS
Rep By S.MURUGESAN,
NO.84/1,85/1, NH Road,
Vanagaram,
Chennai-600095,

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

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
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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

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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