

PP

APPROVAL RECORD

Planning Permission

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 – Planning Permission

SWP Application Number: SWP/BPA/0620724/2025

: **Revised & Additional Institutional and Religious Building** – District Town and Country Planning, Tiruvallur – Tiruvallur District, Tiruvallur Taluk/ Municipality, Periakuppam Village, Rajajipuram Detailed Development Plan No.2 – S.F.No.554/1B, 2A, 2B & 556/2B, T.S.No.99, Ward-D, Block- No.5 - Already approved site area: 6900.00 sq.m with FSI area: 1777.92sq.m – Proposed revised and additional FSI Area: 4784.78 sq.m - Technical Concurrence issued for the proposed Construction of Institutional and Religious building - Planning permission issued - Forwarded for further action - Regarding..

- Ref : 1. The Archdiocese of Madras Society, Online Application No. SWP/BPA/0620724/2025, Dated: 11.08.2025& 09.04.2026.
2. Proceedings of Director, Town and Country Planning, Chennai Roc. No. SWP/ BPA / 0620724 / 2025, Dated.09.04.2026 (Technical Concurrence (B.P/DTCP No.293/ 2026).
3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
6. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
7. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
8. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
9. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.

10. Director of Town and Country Planning, Chennai circular Letter
Roc No. 21075/2009/BA1, Dated: 27.06.2012.
11. Director of Town and Country Planning, Chennai circular Letter
Roc No. 12201/2017/BA1, Dated: 22.09.2017.
12. Director of Town and Country Planning, Chennai circular Letter
Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
13. Director of Town and Country Planning, Chennai circular Letter
Roc No. 4326/2019/BA2, Dated: 05.02.2020.
14. District Officer, Fire & Rescue Services, Tiruvallur Fire PP
NOC No.5882/NOC/NMSB/2025, Dated: 30.10.2025.
15. The Directorate of Town and Country Planning Technical
Concurrence Issued Roc No.6379/2020/TCP7, Dated: 06.10.2020
(Already Approved BP/DTCP No.232/2020)
16. Demand Payment Requested Dated: 17.04.2026.
17. The Archdiocese of Madras Society, Online Application No. SWP/
BPA / 0620724 / 2025, Demand Remittance Dated: 22.04.2026.

Order

1. With reference to the 1st letter Cited, the applicant The Archdiocese of Madras Society, has requested for the approval of Revised and Proposed additional Institutional and Religious building at Tiruvallur District, Tiruvallur Taluk / Municipality, Periakuppam Village, Rajajipuram Detailed Development Plan No.2, S.F.No.554/1B, 2A, 2B & 556/2B, T.S.No.99, Ward-D, Block- No.5, Already approved site area: 6900.00 sq.m with FSI area: 1777.92sq.m, Proposed revised and additional FSI Area: 4784.78 sq.m.
2. The applied Building area is more than the district officer power limits due to that the application submitted to the Director town and country planning for technical concurrence. The applicant request has been accepted and the Proposed additional Institutional and Religious building area details is given as below. The Technical Concurrence is issued under section 47-A of Town and Country Planning Act, 1971 and numbered as B.P/ DTCP No:293/2026.

3. The area statement for the Proposed Revised & Additional Building is as below.

Area of the Site – 6900 sq.m.

Revised & Proposed Additional Building details:

S.No.	Description	Revised & Additional Total FSI Area in sq.m	Non FSI Area in sq.m	Total Builtup Area in sq.m
1	Block-1 Church Building			
	Ground Floor	1023.59	9.49	1033.08
	First Floor	1273.81	-	1273.81
2	Block-2 Priest House			
	Ground Floor	155.30	-	155.30
	First Floor	84.99	-	84.99
3	Block-3 Professional/Business Building			
	Ground Floor	544.18	6.70	550.88
	First Floor	544.18	-	544.18
	Second Floor	544.18	-	544.18
	Third Floor	544.18	-	544.18
4	Block-4 Toilet Block			
	Ground Floor	70.37	-	70.37
	Total Area	4784.78	16.19	4800.97

Total FSI Area – 4784. 78sq.m

FSI Achieved – 0.69

With the above Area of Revised and Proposed additional Institutional and Religious building Technical Clearance Issued with Special and General Conditions. The Revised and Proposed additional Institutional and Religious building Plan Planning Permission Numbered as SWP/DTCP/TIRUVALLUR/ B.P.No :07/2026.The Planning Permission issued with the following Special and General Conditions: -

Special Conditions

1. The earmarked OSR-1 (1 to 4) extent .464.15 sq.m + & OSR-2 (5 to 8) extent –229.40 sq.m Total OSR extent.693.55 shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No. 41(1)(i).
2. To be demolished buildings shown in the site plan Should be demolished by the applicant and it should be confirmed by the concerned local body before the issue of final approval.
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 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.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.

General Conditions

1. Solar water heating system to be provided to the proposed Departmental Store 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 municipality engineer details at the place of construction.
11. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the commissioner, Tiruvallur municipality 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. 20164, Dated :11.08.2026.
2. OSR Charge - NIL.
3. Centage Charge for Land Rs.3000, Dated : 22.04.2026.
4. Centage Charge for Building Rs.15,000, Dated : 22.04.2026.
5. Infrastructure and Amenities Charges Rs. 17,96,250, Dated : 22.04.2026.
6. CC Charges – 51,824, Dated : 29.01.2026.
7. Security Deposit Charges – 8,98,125, Dated : 22.04.2026
8. Shelter Charges Rs. 1,48,481, Dated : 22.04.2026.
9. Display Board Charges Rs.1,500, Dated : 22.04.2026.
10. Development Charges for Land Rs. 27,660, Dated : 22.04.2026.
11. Development Charges for Building Rs.57,780, Dated :22.04.2026.

Deputy Director / Assistant Director (i/c),
District Town and country planning,
Tiruvallur District.

Enclosure :

Original Map and Condition - 2 sets

To

The Commissioner,
Tiruvallur Municipality,
Tiruvallur District.

Copy to

M/s. The Archdiocese Of Madras Society,
Old NO 21, New NO 40, Santhome High Road,
Chennai - 600004

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.

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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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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

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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

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Who holds it, and which office keeps the record.

Find your registering office

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