

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/670158/2025, Date: 21.01.2026

Subject : **Commercial cum Residential Service Apartment Building** - Office of the Tiruvallur District Town and Country Planning - Tiruvallur Single Local Planning Area- Tiruvallur District - Tiruvallur Taluk , Tiruvallur Municipality - Periyakuppam Part 2, Ward-D, Block No 1, Old S.no:626/1A1A:626/2 and T.S.No.63/3, 68/1, 68/2 - Proposed site area 1135.00 sq.m, FSI Area: 2067.90 sq.m. - Total Built-up Area: 2977.11 sq.m. - Planning permission issued - Forwarded for further action - Regarding.

- Reference :
1. Mrs. SUNITHA SURESH BABU, Online Application No.SWP / BPA / 670158 /2025 Dated: 13.10.2025.
 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.
 6. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
 7. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
 8. G.O.79, Housing and Urban Development Department Dated: 04.05.2017.
 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, PP NOC No: 6126/NOC/NMSB/2025, Dated: 12.11.2025.
15. Demand Payment Requested Dated: 28.11.2025.
16. Mrs.SUNITHA SURESH BABU, Online Application no.SWP/BPA/670158/2025, Demand Remittance Dated: 16.12.2025 and 13.01. 2026.

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With reference to the 1st letter cited, the Applicant has requested of Commercial cum Residential Service Apartment Building at Tiruvallur Single Local Planning Area- Tiruvallur District - Tiruvallur Taluk , Tiruvallur Municipality - Periyakuppam Part 2, Ward-D, Block No 1, Old S.no:626/1A1A:626/2 and T.S.No.63/3, 68/1, 68/2 - Proposed site area 1135.00 sq.m, FSI Area: 2067.90 sq.m. - Total Built-up Area: 2977.11 sq.m. - The application was processed and scrutinized as per the prevailing rules & regulations, records perused and Site inspection was conducted.

The applicant request has been accepted and the boundary of the site has been marked as "A to H". The Planning permission is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as he site has been marked as "A to H" and Site Approval issued vide **SWP/DTCP/TIRUVALLUR/Site Approval No. 09 /2026.**

The area statement for the Proposed Commercial cum Residential Service Apartment Building is as below:-

Area of the Site (as per Patta) - 1135.00 sq.m.

SLNO.	Description	FSI (in SQ.M)	NON FSI (in SQ.M)	Total Area (in SQ.M)
1	Basement Floor (Vehicle Parking)	-	604.40	604.40
2	Ground Floor (Shops)	413.12	155.58	568.70
3	First Floor (Office)	565.06	3.64	568.70
4	Second Floor (6 Dwelling Units)	544.86	23.64	568.70
5	Third Floor (6 Dwelling Units)	544.86	23.84	568.70
6	Terrace Floor (Head Room)	-	97.91	97.91
	Total Proposed Area	2067.90	909.21	2977.11

FSL - 1822

With the above Area of the Commercial cum Residential Service Apartment Building Planning permission Issued with Special and General Conditions. The Commercial cum Residential Service Apartment Building Plan Numbered as **SWP/DTCP/TIRUVALLUR/B.P.No : 01 /2026. (From 21.01.2026 to 20.01.2034).**

SPECIAL CONDITIONS:

1. Conditions stipulated in the NOC cited in the reference 14 issued by District Fire officer, Tiruvallur District, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
3. Conditions mentioned in the No Objection certificates obtained from the central and state Govt Departments must be followed scrupulously.
4. Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting Commercial cum Residential Service Apartment. 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 Department is not the right organization to decide this.
5. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 mentioned rules and regulation should be followed.
6. 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.
7. Government registered electrical Contractor must be employed for wiring works during construction.
8. Ref No.14 District Officer Tiruvallur Fire and Recuse Services Issued terms and condition to be Followed and Local body Should monitor these before getting Final Approval.
9. Planning permission 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 the Architect / Licensed Surveyor and the Structural Engineer

10. Associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
11. Conditions mentioned in the No Objection certificates obtained from the central and state Govt Departments must be followed scrupulously.
12. "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.

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.341MAWS 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 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.
10. If any court case would be pending with reference to this proposal, the planning permission 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 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.7,028/-, Dated: 13.10.2025.

2. Centage Charge for Land: Rs.300 /-Dated: 13.01.2026.
3. Centage Charge for Building: Rs.4,000- Dated: 13.01.2026.
4. Infrastructure and Amenities Charges: Rs.9,42,000/-, Dated: 13.01.2026.
5. Premium FSI Charge: Rs.42,98,525/-, Dated: 13.01.2026.
6. CC Charges: Rs. 35,088/-, Dated: 16.12.2025.
7. Security Deposit Charges: Rs. 4,71,000/-, Dated:16.12.2025.
8. Display Board Charges Rs.1,500, Dated 16.12.2025.
9. Shelter Charges: NIL.
10. Development Charges for Land: Rs. 4,540/-,Dated 16.12.2025.
11. Development Charges for Building: Rs. 39,120/-,Dated 16.12.2025.
12. OSR Charge: NIL.

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

Enclosure:

Original Map and Condition - 2 sets

To:

1. The Commisioner,
Tiruvallur Municipality,
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:

Mrs. SUNITHA SURESH BABU,
NO: 50, REDHILLS ROAD,
KEELANUR,
TIRUVALLUR - 602 021.



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.

[/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.

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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

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
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Services we run
for you
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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

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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.

