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.

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District Town and Country Planning, Tiruvallur District
Online Building Plan Application – Technical Clearance
Application Number:SWP/BPA/0754654/2026, Date: 16.04.2026

Subject: **School Building**– District of Town and Country Planning–Tiruvallur District– Ponneri Taluk–S.F.Nos.175/1A1, 175/1A2, 175/1B1, 175/1B2, 175/2of Arani Village,Site area –11550.00- FSI area of 7507.16sq.m – Technical clearance issued for the proposed School Building –Forwarded to further action- Regarding.

Reference:
1. Applicant, Mata Amritanandamayi math,Online Application Reference NoSWP/BPA/0754654/2026, Received Dated: 13.01.2026,13.02.2026 & 14.03.2026.
2. Proceeding of Director, Town and Country Planning, Chennai Roc. No. SWP/BPA/0754654/2026, Dated.02.04.2026 (Technical Concurrence No: B.P/DTCP No. 283/ 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.1, 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.4367/2019/BA2, Dated: 05.02.2020.
14. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
15. G.O. No.225, Housing and Urban Development Department, Dated: 26.11.2024.
16. Joint Director, Tiruvallur District, Dry Land NOC Letter.No. Mathi1/BYFUVCW1 /2026, Dated:10.03.2026.
17. District Officer, Fire & Rescue Services, Tiruvallur PP NOC No.8383/NOC/NMSB/2026, Dated: 14.03.2026.
18. Demand Payment Requested Dated: 09.04.2026.
19. Applicant, Mata Amritanandamayi math, Online Application Reference No SWP/BPA/0754654/2026, Demand Remittance Dated: 09.04.2026, 12.04.2026 and 13.04.2026.

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Order

1. With reference to the 1st Cited letter, the Applicant,Mata Amritanandamayi math,has requested for the approval of School Building for an FSI area of 7507.16sq.m in a site area of 11550.00,S.F.No. 175/1A1, 175/1A2, 175/1B1, 175/1B2, 175/2, in Arani Village, PonneriTaluk, Tiruvallur District.

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. The Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No:283/2026.**

The applicant request has been accepted and the boundary of the site has been marked as “A to K”. The Technical Clearance is issued under section47(A) of Town and Country Planning Act, 1971 for the above proposal and numbered as the site has been marked as “A to K” and Site Approval issued vide **SWP/DTCP/TIRUVALLUR/Site Approval No. 61/2026.**

The area statementfor the Proposed School building is as below.

Area of Site (As per Patta& Document)- 11550.00sq.m.

Building details:School Building

Sl. No	Block/Floor Name	FSI (Sqm)	Non FSI Area (Sqm)	Total Build up Area
1.	**Block-1 (School Building)**			
	Ground floor	2567.54	-	2567.54
	First floor	2469.81	-	2469.81
	Second floor	2469.81	-	2469.81
	Head Room	-	157.40	157.40
	Total	**7507.16**	**157.40**	**7664.56**

Total FSI area – 7507.16Sq.m.

FSI Achieved -0.65.

OSR Area - 1155.092 Sq.m.

With the above Area of the School Building Technical Clearance Issued with Special and General Conditions. The School Building Plan Numbered as **SWP/DTCP/TIRUVALLUR/B.P. No: 04/2026.**

The Technical Concurrence issued with the following Special and General Conditions: -

Special Conditions

1. The OSR (Earmarked as A to G)area 1155.092sq.m, is 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. The conditions imposed in the Fire NOC cited in the reference no.17 should be followed.
6. 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 under the Local Bodies Act. 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.

7. Applicant should obtain consent from Tamil Nadu Pollution control Board UnderSection 25 of the Water Act 1974 for discharge of sewage.

8. 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.

   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.

9. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4(3)) Department dated: 05.02.2016 relating to installation and use of solar energy system should be followed.

10. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 mentioned rules and regulation should be followed.

11. As per G.O.16 a display board of size 60 cm x 120 cm 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.

12. Government registered electrical Contractor must be employed for wiring works during construction.

13. Ref No.17 District Officer Tiruvallur Fire and Recues Services Issued terms and condition to be Followed and Local body Should monitor these before getting Final Approval.

14. 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 plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversion 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 NonTaxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

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 WaterSupply,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. If any court case would be pending with reference to this proposal, the Technical Clearance would be treated as INVALID.

12. Enforcement action under section 56 & 57 of TamilNadu Town and Country Planning Act 1971 must be taken by the Executive officer, Arani Town Panchayat if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.

13. The following fee and charges are collected as follows:

a) Scrutiny Charge - Rs. 32,595/-, Dated: 13.01.2026 and Balance Scrutiny Fees – Rs. 500/-, Date: 09.04.2026.
b) Centage Charge for Land - Rs.300/-, Dated:13.04.2026.
c) Centage Charge for Building - Rs.15,000, Dated:13.04.2026.
d) Infrastructure and Amenities Charges - Rs. 28,35,000/-, Dated:13.04.2026.
e) CC Charges - Rs. 83,629/-, Dated: 12.04.2026.
f) Security Deposit Charges - Rs. 14,17,500/-, Dated: 12.04.2026.
g) Display Board Charges - Rs.1,500/-, Dated: 12.04.2026.
h) Shelter Charges - Rs. 18,058/-, Dated: 13.04.2026.
i) Development Charges for Land - Rs. 46,240/-, Dated: 12.04.2026.
j) Development Charges for Building - Rs. 93,240/-, Dated: 12.04.2026.
k) Flag day fund - Rs.25,000/-, Dated: 09.04.2026.

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

Enclosure
Sheets No: 1 to 7.

To:

The Executive officer,
Arani Town Panchayat,
Tiruvallur District.

Copy to:

Mata Amritanandamayi math,
Amrita Nagar Post, Ettimadai Village,
Madukkarai Taluk,
Coimbatore District,
TamilNadu – 641112.

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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
/services

The LandLens suite
/landlens/one

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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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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.