

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 – Technical Clearance

n No. SWP/BPA/0779108/2026

Dated: 13.05.2026

Sir/Madam,

Sub: Revised & Additional School Building – Directorate of Town and Country Planning Department, Chennai - Tiruvallur District – Tiruvallur Taluk – Ikkadu Village – S.F.No.561/2A - Already approved site area: 5219.20 sq.m with FSI area: 3153.80 sq.m- Proposed additional site area 1265.00 sq.m in S.F.No.562/34, 562/35, 562/36, 562/37, 562/38, 562/39 & 571/4, 571/5, 571/6, 571/8 (Amalgamation of Plot No.113, 114, 115, 116, 130, 131, 132, 133, 134 in the Approval Layout No.LP.DTCP.No.57/2023), with total site area 6484.20sq.m – Existing building & Revised Proposed Additional construction of school building having a Total FSI Area of 7816.28sq.m– Technical Concurrence issued for the proposed School Building - Technical Clearance issued - Forwarded for further action - Regarding.

- Ref:**
1. Thiru.A.P.Anburaj & Thiru.Kishore Gajula Online Application No. SWP/BPA/0779108/2026, Dated.19.02.2026 & 10.04.2026.
 2. Proceedings of Director, Town and Country Planning, Chennai Roc. No. **SWP / BPA / 0779108 /2025**, Dated.11.04.2026 (Technical Concurrence (B.P / DTCP No.300 / 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. G.O. No.79, Housing and Urban Development Department,
Dated: 04.05.2017.
- 10.G.O. No.225, Housing and Urban Development Department
[UD4(1)], Dated: 26.11.2024.
- 11.Director of Town and Country Planning, Chennai circular
Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
- 12.Director of Town and Country Planning, Chennai circular
Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
- 13.Director of Town and Country Planning, Chennai circular
Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
- 14.Director of Town and Country Planning, Chennai circular
Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
- 15.Director of Town and Country Planning, Chennai circular
Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
- 16.District Officer, Fire & Rescue Services Tiruvallur PP NOC
No.2023/NOC/NMSB/2025, Dated: 13.05.2025.
- 17.District Collector, Tiruvallur Roc.No. Pa. Mu. 35333 /2023
/No. 2, dated. 21.09.2024 (Wet land NOC).

18.Housing and Urban Development (UD-5(1)) Department
G.O.(3D) No.45, Date.09.03.2026.

19.Demand Payment Requested Dated: 17.04.2026.

20.Thiru.A. P.Anburaj & Thiru. Kishore Gajula Online
Application No. SWP/BPA/0779108/2026, Demand
Remittance Dated: 02.05.2026.

Order

With reference to the 1st Cited letter, the applicant Thiru.A.P.Anburaj & Thiru.Kishore Gajula is requested for the approval of Revised existing building and Proposed Additional Construction of School building at Tiruvallur District –Tiruvallur Taluk, Ikkadu Village, S.F.No.561/2A , Already approved site area: 5219.20 sq.m with FSI area: 3153.80 sq.m Proposed additional site area 1265.00 sqm in S.F.No.562/34, 562/35, 562/36, 562/37, 562/38, 562/39 & 571/4, 571/5, 571/6, 571/8 (Amalgamation of Plot No.113, 114, 115, 116, 130, 131, 132, 133, 134 in the Approval Layout No.LP.D.T.C.P.No.57/2023) with total site area 6484.20sq.m – Existing building and Revised proposed additional construction of school building having a Total FSI Area of 7816.28 sq.m.

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 revised total site area of 6484.20 sq.m has been marked as a “1 to 14”. Revised and Additional School 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:300/2026.

With the above proposal Site Approval issued vide SWP/DTCP/TIRUVALLUR/Site Approval No. 93/2026.

1. The area statement for the Revised and proposed Additional School building is as below.

site area - 6484.20 sq.m

Revised and proposed Additional School building:

S.No	Floor	Existing Approved Area (Sq.m)		Revised & Proposed Additional Area in Sq.m		Total Builtup Area (Sq.m)
		FSI Area	Non FSI Area	FSI Area	Non FSI Area	FSI Area
1	School Building					
	Ground Floor	1566.46	-	366.08	-	1932.54
	First Floor	1566.46	-	366.08	-	1932.54
	Second Floor	-	-	1975.60	-	1975.60
	Third Floor	-	-	1975.60	-	1975.60
	Head Room	-	103.87	-	51.37	155.24
2	Security Room (To be demolished)	20.88	-	-	---	-
Total Area		3153.80	103.87	4683.36	51.37	7971.52

Existing Building & Revised Proposed additional building Total FSI Area :

7816.28 Sq.m.

FSI achieved – 1.20

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

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:09/2026. The Technical Clearance issued with the following Special and General Conditions: -

SPECIAL CONDITIONS

1. The OSR A to E (658.07 Sq.m) shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).

2. As per Appeal committee the building earmarked for demolition which is 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. The conditions imposed in the District officer, Fire & Rescue Services, Tiruvallur, letter cited in the reference 16th should be followed.
3. The applicant shall strictly adhere to the conditions prescribed in the G.O.(3D) No.45, Housing and Urban Development (UD-5(1)) Department, dated 09.03.2026.
4. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
5. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
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 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.
7. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
8. 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.

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.16, 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 rule3 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 UrbanDevelopment-60 other Urban Development Schemes-
800 other Receipts-ASReceipts 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 School 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. 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 Tamil Nadu Town and Country Planning Act 1971 must be taken by the Block Development Officer (VP), Tiruvallur Panchayat Union / President Ikkadu Village 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. 24967, Dated :19.02.2026.
2. OSR Charge - NIL.
3. Centage Charge for Land Rs.6000, Dated : 02.05..2026.
4. Centage Charge for Building Rs.8000, Dated : 02.05.2026.
5. Infrastructure and Amenities Charges Rs. 1747500, Dated : 02.05.2026.
6. CC Charges – Rs. 50693, Dated : 02.05.2026
7. Security Deposit Charges – Rs. 873750, Dated : 02.05.2026
8. Shelter Charges Rs.229644, Dated : 02.05.2026.
9. Display Board Charges Rs.1,500, Dated : 02.05.2026.
- 10.Development Charges for Land Rs.5080, Dated : 02.05.2026
- 11.Development Charges for Building Rs. 56520, Dated :02.05.2026.

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

Enclosure :

Original Map and Condition - 2 sets

To

The Special officer / Block Development Officer,
Tiruvallur Panchayat Union,
Tiruvallur Taluk.
Tiruvallur District.

Copy to

Thiru. A.P.Anburaj & Thiru.Kishore Gajula
No.12.Mariyamman Nagar, Thandal Kazhani Village,
Puzhal, Chennai - 600 066.

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
/services



The LandLens
suite
/landlens/one



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
hello@verified.realestate
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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.

