

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/0829047/2026

Date.29.07.2026.

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Sub: Commercial Office Building – Office of the District Town and Country Planning – Tiruvallur District – Non Planning Area - Tiruvallur Taluk – Ellapuram Panchayat Union – Thamaraipakkam Panchayat / Village – S.F.No.72/1B1, 72/1B10A, 72/1B11, 72/1B12A, 72/1B2, 72/1B3, 72/1B4A, 72/1B7A, 72/1B8A, 72/1B9A, 72/3B2 - Site Extent of 5865.00 sq.m. and FSI Area – 2596.86 Sq.m – Commercial Office Building - Technical Clearance issued - Regarding.

- Ref:** 1. M/s.Madras Chinmaya Seva Trust, Online Application No. SWP/BPA/0829047/2026, Dated:27.02.2026.
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 Officer, Fire & Rescue Services, Tiruvallur District NOC letter PP Noc No.9484/NOC/NMSB/2026, Dated. 29.04.2026
14. The District Collector, Tiruvallur District, letter R.Dis No.36855/2023/N.2, Dated.01.02.2025 (Wet land NOC).
15. Demand payment request Letter, Dated. 08.07.2026
16. Applicant M/s. Madras Chinmaya Seva Trust, Demand Remittance dated:15.07.2026 and 16.07.2026

With reference to the 1st letter cited, the Applicant M/s. Madras Chinmaya Seva Trust, has requested Approval for Commercial Office Building at Tiruvallur District, Tiruvallur Taluk, Ellapuram Panchayat Union, Thamaraipakkam Panchayat / Village, S.F.No. 72/1B1, 72/1B10A, 72/1B11, 72/1B12A, 72/1B2, 72/1B3, 72/1B4A, 72/1B7A, 72/1B8A, 72/1B9A, 72/3B2 having site extent of 5865.00 sq.m. and FSI Area of 2596.86 Sq.m.

The applicant request has been accepted and the boundary of the site has been marked as "A to O" and Site Approval issued vide SWP/DTCP/TIRUVALLUR/Site Approval No. 153/2026.

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

Building details: Office Building

Site Area - 5865.00 Sq.m

Description	FSI (Sqm)	Non FSI Area (Sqm)	Total Buildup Area (Sqm)
<u>Office-1</u>			
Ground Floor	321.99	-	321.99
Head Room	-	36.74	36.74
<u>Office -2</u>			
Ground Floor	1272.10	-	1272.10
Mezzanine Floor	354.61	-	354.61
First Floor	324.08	-	324.08
Second Floor	324.08	-	324.08
Head Room	-	50.46	50.46
Security Room			
Ground Floor	-	6.25	6.25
Total	2596.86	93.45	2690.31

Total FSI Area-2596.86Sq.m

FSI Achieved - 0.44 Sq.m

With the above Area of the Commercial Building The Technical Clearance is issued under section 47A of Town and Country Planning Act, 1971 with Special and General Conditions. The Technical Clearance for the proposed Commercial Building Plan is Numbered as SWP/DTCP/TIRUVALLUR (Building) /B.P.No.14/2026

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 Department is 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.

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, Ellapuram Panchayat Union / The President Thamaraipakkam 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.14,179 - Dated : 11.04.2026
2. OSR Charge - Rs.9,42,506- Dated : 04.07.2026
3. Centage Charge for Land - Rs. 300 - Dated : 15.07.2026
4. Centage Charge for Building- Rs.7,000- Dated : 15.07.2026
5. Infrastructure and Amenities Charges Rs.9,75,000/- Dated : 15.07.2026
6. CC Charges – Rs.29,061/- Dated : 16.07.2026
7. Security Deposit Charges – Rs.4,87,500/- Dated : 16.07.2026
8. Display Board Charges - Rs.1,500, Dated : 16.07.2026
9. Shelter Charges - Nil
10. Development Charges for Land - Rs.23,480/- Dated : 16.07.2026
11. Development Charges for Building - Rs.32,400/- Dated : 16.07.2026

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

Enclosure

Original Map and Condition - 2 sets

To

1. The Special Officer/ the Block Development Officer,
ThamaripakkamPanchayat,
Ellapuram Panchayat Union,
Tiruvallur Taluk,
Tiruvallur District.

Copy to

1. M/s. Madras Chinmaya Seva Trust,
No-26, Dewan Rama Road,
Flowers Road,
Purasawakkam,
Chennai – 600084
2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
TNRERA Building,
No:133, G-Block, I st Avenue,
Anna Nagar (East),
Chennai - 600 102.

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.

[/landlens/pricemap](#)



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
/services



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

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

