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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**

ion No. SWP/BPA/902582/2026,

Date: 31.07.2026

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**Sub: Revised Institution Building** - Office of the Tiruvallur District Town and Country Planning, Tiruvallur District - Tiruvallur District – Tiruvallur Taluk - Tiruvallur Panchayat Union, Karikalavakkam Panchayat, Karikalavakkam Village, S.F.No: 12A/10, Site Extent – 3,060.00 Sq.m and FSI Area – 1,067.84 Sq.m – Proposed revised construction of Institution Building for Indian Bank Rural Self Employment Training Institute (INDRSETI) - Technical Clearance issued - Forwarded to further action- Regarding.

- Ref:**
- 1) Applicant M/s. Indian Bank Rural Self Employment Training Institute (INDRSETI), Thiru.S.Elango (Director), Application No: SWP/BPA/0902582/2026, Dated: 18.07.2026.
  - 2) G.O.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.01, Housing and Urban Development Department, Dated: 05.01.2021.
  - 5) G.O.18, Department of Municipal Administration and Water Supply Dated.04.02.2019andG.O.16, Department of Municipal Administration and Water Supply Dated.31.01.2020.
  - 6) G.O.No.54, Housing and Urban Development Department, Dated:12.03.2020
  - 7) G.O.79, Housing and Urban Development Department Dated: 04.05.2017.
  - 8) Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
  - 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) G.O.225, Housing and Urban Development Department Dated: 26.11.2024.
  - 12) Assistant Director, District Town and Country Planning, Tiruvallur District, Letter No. SWP/BPA/0574195/2025, Date:19.12.2025 (Already Approved SWP/DTCP/TIRUVALLUR/B.P.No: 20/2025).
  - 13) District Fire officer, Tiruvallur District, Tamil Nadu Fire & Rescue Services NOC

L.Dis.No: TN - PP NOC No:2541/NOC/NMSB/2025 Dated: 02.06.2025.

- 14) Joint Director, Agriculture Department, Tiruvallur District letter Roc. No. Maathi 1 /JOFM HCZ / 2025, Date: 12.08.2025. (Dry land NOC).
- 15) Demand payment Request letter Dated: 31.07.2026.
- 16) Applicant M/s. Indian Bank Rural Self Employment Training Institute (INDRSETI), Thiru. S. Elango (Director), Demand Remittance Dated. 31.07.2026.
- 17) M/s. Indian Bank Rural Self Employment Training Institute (INDRSETI), Letter No: INDSETI/C2/05/2025-26, Date: 09.12.2025. (For OSR Area).
- 18) Executive Engineer , Water resource Department , Kosasthalaiyar Basin Division ,Tiruvallur Letter No.DB/JDO.2/F.40/NOC/2023/858m Dated:30.09.2025.

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With reference to the 1<sup>st</sup> letter cited, the Applicant has requested of Institution Building at Tiruvallur District - Tiruvallur District – Tiruvallur Taluk - Tiruvallur Panchayat Union, Karikalavakkam Panchayat, Karikalavakkam Village, S.F.No: 12A/10, Site Extent – 3,060.00 Sq.m and FSI Area – 1,067.84 Sq.m – Proposed revised construction of Institution Building for Indian Bank Rural Self Employment Training Institute (INDRSETI) - Requested the planning permission for proposed for Institution building - 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 E”. The Technical Clearance is issued under section 47 (A) of Town and Country Planning Act, 1971 for the above proposal and numbered as he site has been marked as "A to E" and Site Approval issued vide **SWP/DTCP/TIRUVALLUR/Site Approval No. 161/2026.**

**The area statement for the Proposed Institution Building is as below: -**  
Area of the Site (as per Document) – 3,060.00 Sq.m.

| Sl.NO. | Description                | FSI<br>(in SQ.M) | NON FSI<br>(in SQ.M) | Total Area<br>(in SQ.M) |
|--------|----------------------------|------------------|----------------------|-------------------------|
| 1      | Ground Floor               | 542.16           | -                    | 542.16                  |
| 2      | First Floor                | 525.68           | -                    | 525.68                  |
| 3      | Head Room                  | -                | 56.60                | 56.60                   |
| 4      | Security Room              | -                | 6.25                 | 6.25                    |
|        | <b>Total Proposed Area</b> | <b>1067.84</b>   | <b>62.85</b>         | <b>1130.69</b>          |

**F.S.I. – 0.348**

**OSR Provided – 306.0 sq.m. (10.00%)**

With the above Area of the Institution Building Technical Clearance Issued with Special and General Conditions with OSR boundary numbered as “1 to 8” The Institution Building Plan Numbered as **SWP/DTCP/TIRUVALLUR/B.P.No: 15/2026.**

**SPECIAL CONDITIONS:**

1. Conditions stipulated in the NOC cited in the reference 13 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 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.
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.12 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. 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
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.
13. 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 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 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 non-taxation fees - 09 Collections (DPC: 0217- 60-800-AS 22709).
14. Ref. No: 17 M/s. Indian Bank Rural Self Employment Training Institute (INDRSETI), Letter No: INDSETI/C2/05/2025-26, Date: 09.12.2025. MOU for OSR area.

**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 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 Technical Clearance would be treated as INVALID.
11. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Block Development Officer, Tiruvallur Panchayat Union / President Karikalavakkam 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.5720/-, Dated: 18.07.2026.
2. Centage Charge for Land: Rs.300 /- Dated: 16.12.2025.
3. Centage Charge for Building: Rs.4,000 - Dated: 16.12.2025.
4. Infrastructure and Amenities Charges: Rs.4,01,250/- , Dated 16.12.2025 and Rs.750/- Dated:31.07.2026.( Challan No: 20260731060310)
5. CC Charges: Rs. 12,270/-, Dated 16.12.2025 and Rs.98/- , Dated:31.07.2026. (Receipt no: 20260731902582)
6. Security Deposit Charges: Rs. 2,00,625/-, Dated 16.12.2025 and Rs.375/- Dated:31.07.2026. (Receipt no: 20260731902582)
7. Display Board Charges Rs.1,500, Dated 16.12.2025.
8. Shelter Charges: NIL.
9. Development Charges for Land: Rs. 12,240/-, Dated 16.12.2025.
10. Development Charges for Building: Rs. 13,680/-, Dated 16.12.2025 and Rs.108/- Dated:31.07.2026(Receipt no: 20260731902582).

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:**

M/s. Indian Bank Rural Self Employment Training Institute (INDRSETI),  
Thiru. S. Elango (Director),  
No:12/13, Ikkadu Main Road, 1<sup>st</sup>  
Floor, Old SP Office Building,  
Tiruvallur – 602 001.

# 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

## 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

## 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

## 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

