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 No.SWP/BPA/908446/2026, Date:08.10.2026**

**ıdam,**

: Revised and Additional construction of Retail Shop Building – District Town and Country Planning Office – Tiruvallur District – Tiruvallur Single Local Planning Area - Tiruvallur Taluk/Municipality – Periyakuppam Village - Ward-C, Block-12, T.S.No.2/2 (Old S.F.Nos.89/1Cpt, 89/1D, 90/1Cpt, 90/1D) - Site area 2087.00 Sq.m and FSI area 1125.40 Sq.m - Retail Shop Building –Technical Clearance issued - Regarding.

**Ref:**
1. Application from applicant Mr.I.Lakshmipathy, Online Application No. SWP/BPA/908446/2026, Dated: 03.08.2026.
2. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
3. 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.
4. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
5. Director of Town and Country Planning, Chennai circular Letter Roc No. 7963/2022/K1, Dated: 11.04.2023.
6. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
7. District officer, Fire & Rescue Services, Tiruvallur, PP NOC No.11906/NOC/NMSB/2026, Dated: 24.08.2026.
8. Government in the order G.O.(2D) Ms. No. 411, Housing and Urban Development [UD(4)1] Department, dated: 30.10.2024.
9. Demand payment Request letter dated:03.09.2026.
10. Applicant Mr.I.Lakshmipathy, Demand Remittance dated: 03.09.2026.
11. Proceedings of the Director, Directorate of Town and Country Planning Roc.No.13485/96/BA3, Dated: 18.04.1996.
12. The Commissioner, Tiruvallur Municipality Roc.No.428/96,B.L.No.103/94, B.A.No.56A/96, Dated: 11.07.1996.

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**Order:**

With reference to the 1st Cited letter, the applicant Mr.I.Lakshmipathyhas requested for the approval of Retail Shop building at Tiruvallur District, Tiruvallur Single Local Planning Area, Tiruvallur Taluk/Municipality, Periyakuppam Village, Ward-C, Block-12, T.S.No.2/2 (Old S.F.Nos.89/1Cpt, 89/1D, 90/1Cpt, 90/1D) - Site area 2087.00 Sq.m and FSI area 1125.40 Sq.m

The applicant request has been accepted and the boundary of the site has been marked as "1 to 4". The Technical Clearance is issued under section 47 (A) of Town and Country Planning Act, 1971 for the above proposal and numbered as the site has been marked as "1 to 4" and Site Approval issued vide **SWP/DTCP/TIRUVALLUR/Site Approval No.212/2026**.

The area statement for the Revised and Additional Retail Shop Building is as below.
Area of the Site – 2087.00 Sq.m

**Proposed Building Details : Revised and Additional Retail Shop Building**

| S.No. | Description | FSI Area in Sq.m area | Non FSI Area in Sq.m | Total Builtup Area in Sq.m |
|---|---|---|---|---|
| 1. | Ground Floor | 576.14 | - | 576.14 |
| 2. | First Floor | 549.26 | | 549.26 |
| 3. | Head Room | - | 30.94 | 30.94 |
| 4. | Security Room | - | 6.00 | 6.00 |
| **Total Area** | | **1125.40** | **36.94** | **1162.34** |

Total FSI area : 1125.40 Sq.m

With the above Area of the Commercial Building Technical Clearance Issued with Special and General Conditions. The Retail Shop Building Plan Numbered as **SWP/DTCP/TIRUVALLUR/B.P.No:28/2026.**

**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 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.

4. Government registered electrical Contractor must be employed for wiring works during Construction.
5. Ref No.7 District Officer Tiruvallur Fire and Rescue 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 foundation.
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 Government Departments must be fulfilled scrupulously.
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. 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).

**General Conditions:**

1. Solar water heating system to be provided to the proposed industrial building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
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 theproposed 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 must be used for construction.

9. As per G.O.No.16, Department of Municipal Administration and Water Supply, dated.31.01.2020 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.
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 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. 5486, Dated : 03.08.2026
2. OSR Charge – Rs.2965627, Dated: 27.08.2026
3. Centage Charge for Land Rs.1500, Dated : 03.09.2026
4. Centage Charge for Building Rs.10000, Dated : 03.09.2026
5. Infrastructure and Amenities Charges Rs.420000, Dated : 03.09.2026
6. CC Charges – Rs.12270, Dated: 03.09.2026
7. Security Deposit Charges – Rs.210000, Dated: 03.09.2026
8. Shelter Charges - NIL
9. Display Board Charges Rs.1500, Dated : 03.09.2026
10. Development Charges for Building Rs.13680, Dated : 03.09.2026
11. Development Charges for Land Rs.8560, Dated : 03.09.2026.

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

**Enclosure :**

Original Map and Condition - 2 sets

**To**

The Commissioner,
Tiruvallur Municipality,
Tiruvallur District.

**Copy to**

Mr.I.Lakshmipathy,
No.191, Karunigar street,
Velliyur Village,Tiruvallur – 601 103.

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**

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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

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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.