



DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Reference no:SWP/BPA/404755/2024

From:
Thiru.G.Raghul Kumar, M.E,
Assistant Director / Member Secretary,
District Town and Country Planning Office
D-Block, fourth Floor,
New District Collectorate Complex
Vedhanarayanapuram, Venbakkam Post,
Chengalpattu District – 603 111.
Phone no.044 – 27422144
Email : ddcgldistrict@gmail.com

To
President,
Thaiyur Panchayat
Thiruporur Panchayat Union,
Thiruporur Taluk,
Chengalpattu District.

Sir/Madam,

Subject:

SCHOOL BUILDING - District Town and Country Planning,
Chengalpattu District - Mamallapuram Local Planning Authority -
Chengalpattu District – Thiruporur taluk and panchayat union, Thaiyur
Panchayat, Thaiyur B Village – SF.Nos. 1442/8A, 1442/8B, 1442/11A,
1442/11B1, 1442/11B2, 1442/12A & 1442/12B – Area of Site 31900.00
Sq.m – Proposed FSI Area 19162.41 Sq.m- Technical Concurrence
issued - Planning Permission issued - Forwarded for further action –
Regarding.

- Reference:
1. Applicant. **M/s. Saola Infra Developers Pvt Ltd**, Online Application Reference No.SWP/BPA/404755/ 2024, Dated:07.12.2024, 30.04.2025 and 16.05.2025.
 2. Assistant Director / Member Secretary, Mamallapuram LPA, Chengalpattu District Town and country Planning office, Inspection Report of Online Application No. SWP/ BPA / 404755 / 2024, Dated: 07.12.2024.

3. Director of Town and Country planning, Chennai Technical concurrence issued application no: SWP/BPA/ 404755/2024, dated:16.05.2025.
4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021
7. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
10. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
11. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
12. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
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. Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)

17. G.O. No.19, Housing and Urban Development Department, Dated: 02.03.2022. (Tamil Nadu Town and Country Planning Act 2022 (Tamil Nadu Act 12, of 2022).
18. G.O.(Ms). No.95, Housing and Urban Development, UD4(1) Department, Dated: 04.08.2023.
19. Resolution No.03, of 192 Mamallapuram Local Planning Authority, Dated : 24.07.2025.
20. Demand raised for payment of Centage charges, I&A Charges, Development Charges, Display board, CC Charges, Security Deposit, Shelter Charges and Satellite Town Charges dated 19.05.2025.
21. Payment of Scrutiny Fees, Centage charges, I&A Charges, Development Charges, Display board, CC Charges, Shelter Charges, Security Deposit and Satellite Town Charges received from the applicant respectively on 07.12.2024 and 29.05.2025.
22. District officer, Fire & Rescue Services, Chengalpattu, NOC, ROC.No.692/A/2025, Dated: 06.02.2025.

Order:

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the application was forwarded to Director of Town and Country Planning, Chennai for Technical Concurrence. The Technical concurrence is issued by Director of Town and Country Planning, Chennai vide reference 3rd cited above for **School Building** at Chengalpattu District – Thiruporur taluk and panchayat union, Thaiyur Panchayat, Thaiyur B Village – SF.Nos. 1442/8A, 1442/8B, 1442/11A, 1442/11B1, 1442/11B2, 1442/12A & 1442/12B – Area of Site 31900.00 Sq.m – Proposed FSI Area 19162.41 Sq.m– Technical Clearance number is assigned as **B.P/DTCP No.258/2025**.

As per 192th of Mamallapuram Local Planning Authority Meeting Resolution No.03, vide 19 cited above, planning permission is granted for this proposal.

The area statement for the proposed School building is as below.

Total Area of the Site – 31900.00 sq.m.

Sl. No	Description	FSI area (Sqm)	Non FSI Area (Sqm)	Total Builtup Area (Sqm)
1	Block-I (Admin Block)			
	Ground Floor	800.60	-	800.60
	First Floor	800.60	-	800.60
	Second Floor	324.78	-	324.78
	Staircase Head Room	-	133.12	133.12
2	Block-II (School Building)			
	Ground Floor	2469.17	-	2469.17
	First Floor	2337.85	-	2337.85
	Second Floor	1892.72	-	1892.72
	Staircase Head Room	-	184.19	184.19
3	Block-III (Canteen Building)			
	Ground Floor	1106.68	-	1106.68
	First Floor	1206.13	-	1206.13
	Staircase Head Room	-	89.39	89.39
4	Block-IV (Girls Hostel)			
	Ground Floor	1618.94	-	1618.94
	First Floor	1618.94	-	1618.94
	Second Floor	1618.94	-	1618.94
	Third Floor	1618.94	-	1618.94
	Fourth Floor	1618.94	-	1618.94
	Staircase Head Room	-	146.44	146.44
5	Block-V (Sub Station)			
	Ground Floor	79.74	-	79.74
6	Block- VI (Sump & Pump Room)			
	Ground Floor	28.28	-	28.28
7	Block- VII (Security Cabin)			
	Ground Floor	21.16	-	21.16
	Total Area	19162.41	553.14	19715.55

Total FSI Area: 19162.41 sq.m

Total FSI Achieved – 0.601

1. With the above area, the Planning Permission is given to the proposed School Building as per the Town and Country Planning Act 1971, Section 49, with the following special and general conditions. The Proposed School Building planning Permission is numbered as **SWP/B.P/M.L.P.A (CD-5) No.79/2025**.
2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **04.08.2025** to **03.08.2033** vide reference Government order 18th cited above.
3. The Proposed Residential Building placed in 192th MLPA Meeting and got Resolution for Planning Permission vide reference letter 19th cited above.
4. The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
5. The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this office for record.

SPECIAL CONDITIONS: -

- 1) The OSR-01 – 500.28 Sq.m. (Ear marked A1 to A4), OSR-02 – 677.39 Sq.m. (Ear marked B1 to B7), OSR-03 – 2016.83 Sq.m. (Ear marked C1 to C9), shown in the site plan should be retained as Open Space Reservation as per TNCD BR, 2019 Rule No.41(1)(i).
- 2) The conditions imposed in the Station officer, Fire & Rescue Station, Siruseri (SIPCOT), letter cited in the reference 22th should be followed.
- 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) 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 Permissions is issued subject to the condition that the applicant / developer and also the architects

/ 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.

- 6) Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
- 7) 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.

- 8) 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.
- 9) Electrical Transformer room should be constructed as per the rule 46 of TNCDB rules 2019 with Satisfaction of TANGEDCO.

GENERAL CONDITIONS:

1. As per TNCDBR, 2019, Rule 44(2) Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area and Solar water heating system to be provided.
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. A copy (true copy) of the approved drawing shall be installed on the board in a manner visible to all at the site during construction.
12. Wiring should be done by a government approved electrical contractor when the building is constructed.

The fees collected from the applicant are as follows.

1. Scrutiny Fee Charge: **Rs.82,802/-** Payment Receipt 20241207404755, Transaction ID 1971725389655, Date.07.12.2024.
2. Centage Charge for Land : **Rs.300/-** Payment Receipt 20250529404755, Transaction ID 7904911772235, Date.29.05.2025.
3. Centage Charge for Building: **Rs.42,000/-** Payment Receipt 20250529404755, Transaction ID 7904911772235, Date.29.05.2025.
4. Infrastructure and Amenities Charges: **Rs.72,18,750/-** Payment Receipt 20250529404755, Transaction ID 7904911772235, Date.29.05.2025.
5. Security Deposit: **Rs.36,09,375/-** Payment Receipt 20250529404755, Transaction ID 7904911772235, Date.29.05.2025.
6. Completion Certificate: **Rs. 2,15,260/-** Payment Receipt 20250529404755, Transaction ID 7904911772235, Date.29.05.2025.
7. Display Board Charges: **Rs.1,500/-** Payment Receipt 20250529404755, Transaction ID 7904911772235, Date.29.05.2025.

8. Shelter Charges: **Rs.3,09,238/-** Payment Receipt 20250529404755, Transaction ID 7904911772235, Date.29.05.2025.
9. Development Charges for land: **Rs.1,28,000/-** Payment Receipt 20250529404755, Transaction ID 7904911772235, Date.29.05.2025.
10. Development Charges for Building: **Rs.2,40,000/-** Payment Receipt 20250529404755, Transaction ID 7904911772235, Date.29.05.2025.
11. Satellite Town Charges: **Rs.5,00,000/-** Payment Receipt 20250529404755, Transaction ID 7904911772235, Date.29.05.2025.
12. Flag Day Fund **Rs.15,000/-** Receipt No: FD/FUND/1448435, Acknowledgment Ref.No: FL19144925799, Dated:02.08.2025.

Assistant Director/Member Secretary
District Town and Country Planning Office,
Mamallapuram Local Planning Authority,
Chengalpattu District.

Encl:

Drawing no of sheets.1 to 7.

Copy: -

M/s. Saola Infra Developers Pvt Ltd,
SSN College of Engineering, Rajiv Gandhi Salai (OMR),
Chennai - 603110.
Ph:6379596940
Email. sumathy.sog@gmail.com

2. The Chairman,

Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008

Signature valid

*Signed by: Assistant Director
Location: Chengalpattu
Date: 2025.08.04 11:57:25*

