

PP

APPROVAL RECORD

Planning Permission

Chengalpattu
Chengalpattu 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.

**ASSISTANT DIRECTOR, DISTRICT TOWN AND COUNTRY
PLANNING OFFICE, CHENGALPATTU DISTRICT**

From
Thiru. G.Raghul Kumar, M.E.,
Assistant Director,
District Town and Country Planning,
Chengalpattu District,
124, GST Road, Municipal Shopping complex,
Chengalpattu 603 001.
E-mail: ddcgldistrict@gmail.com
Ph : 044 - 27422144

To
The Commissioner,
Maraimalai Nagar Municipality,
Chengalpattu Taluk,
Chengalpattu District.

Online Application No:SWP/BPA/0007026/2023 Date: .06.2023.

Subject : **INDUSTRIAL BUILDING - OFFICE OF THE CHENGALPATTU
DISTRICT TOWN AND COUNTRY PLANNING, CHENGALPATTU -**
Chengalpattu District, Chengalpattu Taluk, Marimalai Nagar
Municipality, Approved Maraimalai Nagar Industrial Area -I, Plot
No.A1H (Ninnakarai Village, S.No.360/1A1A1Pt & Kilkaralai Village,
S.Nos.166/2A1Apt, 166/7Apt, 166/8Apt) – Site Area of 9178.82 Sq.m.
– FSI Area 6522.08 Sq.m. – Technical Approved issued – Forwarded
for further action - Regarding.

- Reference :**
1. Application Reference No. SWP/BPA/0007026/2023 Scrutiny
Reference 4T8A9GEM Received from Thiru. R. Ramesh
Dt: 04.02.2023
 2. Director of Town and Country planning, Chennai Technical
concurrence issued on dated: 02.06.2023
 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.1, 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 & G.O.16 Department of Municipal
Administration and Water Supply, Dated: 31.01.2020.
 7. G.O. No.54, Housing and Urban Development Department,
Dated: 12.03.2020

8. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
9. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
10. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
11. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020
15. Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, Display board charges respectively dated. 07.06.2023.
16. Payment of Scrutiny fee, Centage charges, Infrastructure and Amenities Charges, Display board charges received from the applicant respectively on 04.02.2023 & 08.06.2023
18. District Officer, Fire & Safety Department, Chengalpattu NOC Letter No.464/A/2023 Dt: 19.01.2023

Order:

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection and forwarded to Director of Town and Country Planning, Chennai for Technical Concurrence. The Technical concurrence is issued by vide reference 2nd cited above for **Industrial Building** at Chengalpattu District, Chengalpattu Taluk, Marimalai Nagar Municipality, Approved Maraimalai Nagar Industrial Area –I, Plot No.A1H (Ninnakarai Village, S.No.360/1A1A1Pt & Kilkaranai Village, S.Nos.166/2A1Apt, 166/7Apt, 166/8Apt) – Site Area of 9178.82 Sq.m. – FSI Area 6522.08 Sq.m and the number is assigned as **SWP/B.P./Chennai – DTCP No.192/2023**

The area statement for the Industrial Building is as below.

Area of Site – 9178.82 Sq.m.

Proposed Building details : Industrial Building (Green Category)

Description	FSI Area (in Sq.m.)	Non-FSI Area in Sq.m.	Total Buildup Area (in Sq.m.)
Block – 1 (Ground Floor)	3248.88	-	3248.88
Block – 2 (Ground Floor)	3273.20	-	3273.20
TOTAL AREA	6522.08	-	6522.08

Total FSI Area : 6522.08 Sq.m.

FSI Achieved : 0.71

Horse Power : 100 H.P.

With the above area, the proposed building proposal is given Technical approval with the following special and general conditions is issued for the Industrial Building under section 47(A) of Town and Country Planning Act, 1971 for the above proposal and numbered as **SWP/I.B./A.D.T.C.P(CD3) No.15/2023**

SPECIAL CONDITIONS:

- 1) It is responsibility of the builders in ensure safe bearing capacity of the soil and adequacy of the foundations.
- 2) Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
- 3) 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 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 as prescribed TNCD & BR 2019.

- 4) Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
- 5) The Town and Country Planning Department has not legally confirmed the land ownership of the applicant by issuing technical permission/planning permission. Before granting technical permission and planning permission, the documents submitted with the applicant's application (purchase deed, lease deed, lease, grant deed, public power deed etc.) are only verified whether the applicant has the right to develop. Thereby it is seen whether the initial applicant has the right to develop.

Any person who wants to purchase the property must separately confirm the ownership of the property to the applicant. Also, if any other individual has a claim over it, they can settle it before a court of competent jurisdiction, Urban Development Department is not the appropriate body to decide this.

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

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. The parking slot shall be used for that purpose as intended in the map.
3. The openings shown on the plot should be fixed accordingly.
4. No alteration shall be made in the building contrary to the existing approved drawings. Prior approval of this authority should be obtained if any changes are to be made.
5. Rainwater harvesting facilities as shown in the map. Government order No.138, Department of Municipal Administration and Drinking Water Supply dated: 11.10.2002 shall be implemented in the building. The petitioner shall provide at his own cost the disposal of sewage from the proposed building through private vehicles, secured drinking water facilities for the residents and water facilities for other needs.
6. Anti-mosquito device should be fitted to drinking water overhead tank and well located in the plot.
7. Fire prevention and fire fighting devices shall be provided as per rules in the proposed construction.
8. As per G.O No.341, Municipal Administration and Drinking Water Supply (N.N.1) Department Date: 03.11.2004 "U" Trap should be installed in septic tank.
9. Fly Ash Bricks and Materials should be used for the proposed building as per Environment and Forest Department notification.

10. 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.
11. 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 - Rs.26,812/-
Transaction ID : 0667445175135 | Payment Receipt No. 202302047026
Dt: 04.02.2023 |
| 2. Centage Charge for Building – Rs.5,000/-
Transaction ID : 8922315589615 | Payment Receipt No. 202306087026
Dt: 08.06.2023 |
| 3. Centage Charge for Land – Rs.300/-
Transaction ID : 8922315589615 | Payment Receipt No. 202306087026
Dt: 08.06.2023 |
| 4. Infrastructure & Amenitites Charges - 24,46,125/-
Payment Receipt No. 202306087026
Dt: 08.06.2023 | Transaction ID : 8922315589615 |
| 5. Display Charges – Rs.1,500/-
Transaction ID : 8922315589615 | Payment Receipt No. 202306087026
Dt: 08.06.2023 |
| 6. Shelter Fund Charges – Rs.6,25,861/-
Transaction ID : 8922315589615 | Payment Receipt No. 202306087026
Dt: 08.06.2023 |

**Assistant Director,
District Town and Country Planning Office,
Chengalpattu District.**

To:

Thiru. R RAMESH
Flat no: 305, no: 54
Sterling Road
Akshaya level up
Pin code - 600034
Ph : 9840099154

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.

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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.

[/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
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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
hello@verified.realestate
+91 9996 12 9996

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.

