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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 Block Development Officer,
Kattankulathur Panchayat Union,
Vandalur Taluk,
Chengalpattu District.

Online Application No:SWP/BPA/0010831/2023, Date: .11.2023.

Subject : **ADDITIONAL & REVISED INDUSTRIAL BUILDING - OFFICE OF THE CHENGALPATTU DISTRICT TOWN AND COUNTRY PLANNING, CHENGALPATTU** - Chengalpattu District-Vandalur Taluk – Karanai Puduchery Village, S.F.Nos. 5/3B; 7/1, 2,4; 8/1A, 1B, 2A, 2B; 9/1, 2A, 2B, 2C, 3; 16/3, 4; 17/1A, 1B, 2, 3A, 3B, 4, 5A, 5B; 18/1, 2A, 2B; 19/1A2, 2; 23/1; 24/1, 2; 25/1, 2, 3, 4, 5, 6; 26/1, 2, 3; 27/1, 2; 28/1 with a Site Area of 61950.00 sq.m - FSI Area of 4718.36 sqm has been already approved - Now additional building has been added in already approved site – Proposed additional FSI Area – 17546.90 Sq.m. - Total FSI Area of 22265.26Sq.m – Technical Approval issued – Forwarded for further action - Regarding.

- Reference :**
1. Applicant. M/S. Perfetti Van Melle India Private Limited, Online Application Reference No. SWP/BPA/0010831/2023, dated: 11.08.2023.
 2. Director of Town and Country planning, Chennai Technical concurrence issued on dated: 16.11.2023
 3. Assistant Director, Chengalpattu District Town and Country Planning Office Inspection Report of Online Application No.SWP/BPA/0010831/2023, dated: 25.08.2023.
 4. Deputy Director, Chengalpattu Region Office, Letter No.3534/1999/CR-3 Dated : 09.05.2000 (Approval No.2000-39/25 A to P)
 5. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
 6. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.

7. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021
8. 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.
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. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
12. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
14. Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, Display board charges and Shelter Fund Charges respectively dated. 21.11.2023
15. Payment of Scrutiny fee, Centage charges, Infrastructure and Amenities Charges, Display board charges and Shelter Fund Charges received from the applicant respectively on 24.11.2023
16. District Fire & Rescue Services, Chengalpattu District, Fire License No.906/2023, R.C.No.5420/A/2023 Dated : 14.06.2023
17. TNPCB Consent order No.2206247659920, Dated : 21.09.2020 Proceedings No.F.0047MMN/OL/DEE/TNPCB/MMN/A/2022, Dated : 21.09.2022

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. In the 2nd Cited letter,

Chengalpattu District–Vandalur Taluk – Karanai Puduchery Village, S.F.Nos. 5/3B; 7/1, 2,4; 8/1A, 1B, 2A, 2B; 9/1, 2A, 2B, 2C, 3; 16/3, 4; 17/1A, 1B, 2, 3A, 3B, 4, 5A, 5B; 18/1, 2A, 2B; 19/1A2, 2; 23/1; 24/1, 2; 25/1, 2, 3, 4, 5, 6; 26/1, 2, 3; 27/1, 2; 28/1 with a Site Area of 61950.00 sq.m - FSI Area of 4718.36 sqm has been already approved - Now additional building has been added in already approved site – Proposed additional FSI Area – 17546.90 Sq.m. - Total FSI Area of 22265.26Sq.m Technical concurrence for Additional and Revised Industrial building has been issued.

Now an Additional Building area has been added to the already approved site, proposed additional FSI area of 17546.90 Sq.m. and Total put together FSI area 22265.26 Sq.m. and the boundary of the site has been marked as “1 to 45” and the number is assigned as **SWP/B.P/ DTCP No.424/2023**

The area statement for the Building is as below.

Area of Site – 60573.53 sq.m (As per Site)

Area of site – 61950.00 Sq.m. (As per Patta)

Additional and Revised Industrial Building Area Statement

S.No	Block Name	Floor Name	FSI area in sq.m	Non FSI area in sq.m	Total Build up area in sq.m
1.	Main Factory – Phase – 01 Expansion Area	Ground Floor	8464.00	-	8464.00
		Mezzanine Floor	1453.45	-	1453.45
2.	Security office Expansion Area	Ground Floor	14.37	-	14.37
		First Floor	75.43	-	75.43
3.	Driver Rest Room	Ground Floor	41.62	-	41.62
		First Floor	41.62	-	41.62
4.	Drivers Toilet	Ground Floor	20.30	-	20.30
5.	QA Sample Room	Ground Floor	77.38	-	77.38
6.	Parking Shed & Control Room	Ground Floor	238.77	-	238.77
7.	Weigh Bridge	-	112.60	-	112.60
8.	Mother Godown	Ground Floor	1911.7	-	119.71
9.	Locker Room &	Ground Floor	569.28	-	569.28

	Dining Area				
		First Floor	657.49	-	657.49
10.	Store R & D Sample Laundry Room	Ground Floor	50.56	-	50.56
11.	AHU Shed	Ground Floor	42.40	-	42.40
		First Floor	42.40	-	42.40
12.	Utility Store & Panel Room	Ground Floor	1075.85	-	1075.85
13.	Mechanical Evaporation Plant	Ground Floor	179.65	-	179.65
14.	Shredder Room	Ground Floor	80.00	-	80.00
15.	Biomass Boiler	Ground Floor	795.30	-	795.30
		First Floor	107.51	-	107.51
		Second Floor	107.51	-	107.51
16.	Coal Shed	Ground Floor	378.00	-	378.00
17.	RO Plant	-	48.73	-	48.73
18.	Clarifier	-	54.76	-	54.76
19.	Buffer Tank	-	20.56	-	20.56
20.	Lab & Panel Room	Ground Floor	33.83	-	33.83
		First Floor	33.83	-	33.83
21.	Stores – 1	Ground Floor	10.89	-	10.89
22.	Stores – 2 & Record Floor	Ground Floor	14.29	-	14.29
		First Floor	14.29	-	14.29
23.	Aeration Tanks	Ground Floor	137.42	-	137.42
24.	Water Treatment Plant, RO Plant, Fire Hydrant Pump Room & Engineering Shed	Ground Floor	360.05	-	360.05
25.	Air Dryer Shed & Pipe Storage Rack Shed	-	38.86	-	38.86
26.	Air compressor &Chiller Control Panel	Ground Floor	78.96	-	78.96
27.	Anaerobic Reactor Tank – 2	Ground Floor	45.85	-	45.85
28.	MS Tank	Ground Floor	24.46	-	24.46
29.	Buffer Tank	Ground Floor	2.449	-	2.449
30.	HDPE Ro Feeder Tank	Ground Floor	4.58	-	4.58
31.	Compositive Tank	Ground Floor	5.88	-	5.88
32.	Compositive Tank	Ground Floor	4.91	-	4.91
33.	Caustiv Soda	Ground Floor	25.54	-	25.54

34.	Softner Water Tank	Ground Floor	9.24	-	9.24
35.	Softner Water Tank	Ground Floor	4.64	-	4.64
36.	FRP Treated Water Tank	Ground Floor	21.34	-	21.34
37.	Ash Silo	Ground Floor	14.44	-	14.44
	TOTAL AREA		17546.90	-	17546.90

Already approved FSI Area = 4718.36 Sqm
 Proposed FSI Area = 17546.90 sq.m
 Total FSI Area = 22265.26 Sq.m.

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 of Town and Country Planning Act, 1971 for the above proposal and numbered as **SWP/ A.D./DTCP(CD3) No.32/2023**

SPECIAL CONDITIONS:

- 1) The OSR area (ear marked as A to H) 6291.03 Sqm shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
- 2) It is responsibility of the builders in ensure safe bearing capacity of the soil and adequacy of the foundations.
- 3) Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
- 4) 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.

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

- 7) 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.
- 8) 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 school building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. The 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.
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. 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. 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 professional's details at the place of 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. 1,33,266 /-
Transaction ID : 3053182665722 | Payment Receipt No. 2023081110831
Dt: 11.08.2023. |
| 2. Centage Charge for Building– Rs.19,000/-
Transaction ID : 5256593263932 | Payment Receipt No. 2023112410831
Dt: 24.11.2023 |
| 3. Centage Charge for Land – Rs.300/-
Transaction ID : 5256593263932 | Payment Receipt No. 2023112410831
Dt: 24.11.2023 |
| 4. Infrastructure & Amenitites Charges – 65,92,500/-
Payment Receipt No. 2023112410831
Dt: 24.11.2023 | Transaction ID : 5256593263932 |
| 5. Display Charges – Rs.1,500/-
Transaction ID : 5256593263932 | Payment Receipt No. 2023112410831
Dt: 24.11.2023 |
| 6. Shelter Fund Charges – Rs.10,36,055/-
Transaction ID : 5256593263932 | Payment Receipt No. 2023112410831
Dt: 24.11.2023 |

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

Copy to :-

M/s. PERFETTI VAN MELLE INDIA PVT LTD
Karanaipuducherry Village
Pin Code - 600031
Ph : 7358769715

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



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for you
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The LandLens
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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.

