

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 Office,
D- Block, 4th Floor,
Vedanarayanapuram, Venpakkam,
Chengalpattu – 603 111.
Ph : 044 – 27422144
E-mail : ddcgldistrict@gmail.com

To
Block Development Officer,
Achirapakkam Panchayat Union,
Maduranthagam Taluk,
Chengalpattu District.

Online Application No:SWP/BPA/0057220/2023 Date:.03.2024.

Subject : **ADDITIONAL INDUSTRIAL BUILDING - DISTRICT TOWN AND COUNTRY PLANNING, CHENGALPATTU - Chengalpattu District – Madurantagam Taluk – Kadamalaiputhur village – Already approved site in S.F. No.218/1, 218/2, 218/5, 218/6A, 218/6B1, 218/6B2, 218/7, 226/1, 234, 235, 236/5C with Site area of 52200.00 sq.m & Approved FSI area 8763.41 sq.m – Approval requested for Proposed Additional FSI area 10513.69 sq.m– Technical Approval issued – Forwarded for further action - Regarding.**

Reference : 1. Applicant. M/s. CRYOLOR ASIA PACIFIC PVT LTD, Online Application No.SWP/BPA/0057220/2023, Scrutiny Reference No.BU9N3WSI dated: 10.11.2023.

 2. Director of Town and Country planning, Chennai Technical concurrence issued on dated: 09.03.2024

3. Assistant Director, Chengalpattu District Town and Country Planning Office Inspection Report of Online Application No.SWP/BPA/0057220/2023, dated: 25.11.2023.
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. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
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. District Officer, Fire & Rescue Services, Chengalpattu
L.Dis.No.4447/A/2022 Dated : 18.05.2023
17. Chengalpattu Regional Deputy Director of Town and Country
Planning, Proceedings letter Roc.No.57/2009/CR7,
Dated:17.03.2009. (B.P/DDTCP(CR) No.26/2009)
18. Memorandum of Understanding between Guidance,
Government of Tamil Nadu and M/s. CRYOLOR ASIA PACIFIC
Pvt Ltd, Dated: 20.07.2021.
19. Competent Authority, Tamil Nadu & Regional Director (South),
Archaeological Survey of India, Form IV.
F.No.2183/NMA/CA(TN)/2023/113, Dated:17.10.2023.
20. Demand raised for payment of Centage charges, Infrastructure
and Amenities Charges, Display board charges and Shelter Fund
Charges respectively dated on 13.03.2024
21. Payment of Scrutiny fee, Centage charges, Infrastructure and
Amenities Charges, Display board charges and Shelter Fund
Charges received from the applicant respectively on 13.03.2024

Order:

The application seeking Technical Approval for the proposed construction of **Additional Industrial Building** Chengalpattu District – MadurantagamTaluk – Kadamalaiputhur village – Already approved site in S.F. No.218/1, 218/2, 218/5, 218/6A, 218/6B1, 218/6B2, 218/7, 226/1, 234, 235, 236/5C with Site area of 52200.00 sq.m & Approved FSI area 8763.41 sq.m – Approval requested for Proposed Additional FSI area 8763.41Sq.m. now applicant requested for proposed Additional Industrial Building with FSI Area 10513.69 Sq.m. in addition to the above said approval.

The Technical Concurrence has been issued and numbered as **SWP/B.P/ DTCP No.122/2024.**

The area statement for the Proposed Additional Industrial Building is as below.

Area of Site – 52200.00sq.m

Proposed Additional Industrial Building (Orange Category) details

Manufacturing Detail : Cryogenic Tanks

Proposed Additional Building Area Details in (Sq.m)

Sl. No	Description	FSI (Sq.m)	Non FSI Area (Sq.m)	Total Buildup Area (Sq.m)
1	Factory Building phase 2 – Ground Floor	8214.40	-	8214.40
	Factory Building phase 2 – Mezzanine Floor	240.27	-	240.27
2	Block shower, Dressing and Maintenance room – Ground Floor	184.30	-	184.30
3	Block – Pump room and STP – Ground Floor	63.03	-	63.03
4	Block – Visitors toilet – Ground Floor	32.90	-	32.90
5	Factory Building phase 1 – Expansion of kitchen cum dining & health center – Ground Floor	142.10	-	142.10
6	Expansion of storage factory building Phase 1 – Ground Floor	225.97	-	225.97
7	Expansion of factory building Phase – 1– Ground Floor	1410.72	-	1410.72
Total Proposed Additional Area		10513.69	-	10513.69

Proposed Additional FSI area – 10513.69 sq.m

Already approved existing FSI Area – 8763.41 sq.m

Total FSI achieved – 0.37 (Existing & Proposed)

Total H.P – 3866.83 HP

The Technical Concurrence issued with the following Special and General Conditions:-

With the above area, the proposed Industrial Building proposal is given Technical approval with the following special and general conditions is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **SWP / A.D./ DTCP (CD3) No.10/2024**

SPECIAL CONDITIONS:

- 1) The OSR 1 – 1111.00 sq.m, OSR 2 – 361.00 sq.m, OSR 3 – 2000.00 sq.m and OSR 4 – 1933.00, Total OSR area – 5405.00 sq.m. 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 Competent Authority, Tamil Nadu & Regional Director (South), Archaeological Survey of India, Form IV cited in the reference no.19 should be followed.
- 3) It is responsibility of the builders in ensure safe bearing capacity of the soil and adequacy of the foundations.
- 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 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.
- 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 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.

- 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.

CONDITIONS:

1. Solar water heating system to be provided for the Proposed Industrial 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. 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. 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.99,300/-
Transaction ID : 7012898634826 | Payment Receipt No.2023111057220
Dt: 10.11.2023. |
| 2. Centage Charge for Building – Rs.5,000/-
Transaction ID :3578682661223 | Payment Receipt No.2024031357220
Dt: 13.03.2024 |
| 3. Centage Charge for Land – Rs.300/-
Transaction ID : 3578682661223 | Payment Receipt No. 2024031357220
Dt: 13.03.2024 |
| 4. Infrastructure & Amenitites Charges
Payment Receipt No. 2024031357220
Dt: 13.03.2024 | - 39,46,875/-
Transaction ID :3578682661223 |
| 5. Display Charges – Rs.1,500/-
Transaction ID :3578682661223 | Payment Receipt No. 2024031357220
Dt: 13.03.2024 |
| 6. Shelter Fund Charges – Rs.2,23,079/-
Transaction ID :3578682661223 | Payment Receipt No. 2024031357220
Dt: 13.03.2024 |

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

Copy to :-

M/s. CRYOLOR ASIA PACIFIC PVT LTD

Cryolor Asia Pacific Pvt Ltd,
Kadamalaiputhur,
Perumbairkandigai
Pin Code - 603319
Ph : 9750980569

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.

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.

