

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

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

Online Application No:SWP/BPA/0062393/2023 Date: 26.06.2024.

Subject :

**INDUSTRIAL BUILDING - OFFICE OF THE CHENGALPATTU
DISTRICT TOWN AND COUNTRY PLANNING, CHENGALPATTU -**
Chengalpattu District / Taluk, Sengundram Village, CMDA Approved
Maraimalai Nagar Industrial Complex, Plot No.17Part, (S.F.No.251/2Pt)
- Site Extent of 8152.00 sq.m – FSI area of 5797.92 sq.m – Technical
Approval issued – Forwarded for further action - Regarding.

- Reference :**
1. Applicant. M/s. REVANZA SENGUNDRAM INDUSTRIAL PARKS PVT LTD, Online Application No. SWP/BPA/0062393/2023, Scrutiny Reference No. GS24FU11 dated: 21.11.2023.
 2. Director of Town and Country planning, Chennai Technical concurrence issued on dated: 06.06.2024
 3. Assistant Director, Chengalpattu District Town and Country Planning Office Inspection Report dated: 22.12.2023.
 6. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
 7. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
 8. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021
 9. 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.
 10. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
 11. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
 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. 21075/2009/BA1, Dated: 27.06.2012.
 14. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
 15. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
 16. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020
 17. District Officer, Fire & Rescue Services Department, Chengalpattu ROC.No:12467/A/2023, Dated:10.01.2024

18. TNPCB consent order No.2401256934063 Dt : 14.01.2024
19. Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, Display board charges and Shelter Fund Charges respectively dated on 07.06.2024
20. Payment of Scrutiny fee, Centage charges, Infrastructure and Amenities Charges, Display board charges and Shelter Fund Charges received from the applicant respectively on 21.06.2024

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 / Taluk, Sengundram Village, CMDA Approved Maraimalai Nagar Industrial Complex, Plot No.17Part, (S.F.No.251/2Pt) - Site Extent of 8152.00 sq.m – FSI area of 5797.92 sq.m.

The Technical concurrence for Institution building has been issued marked as “1 to 6” and the number is assigned as **SWP/B.P/ DTCP No.241/2024.**

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

Area of Site – 8152.00 Sqm

Building Area Details : Industrial Building (Orange Category)

Sl. No	Description	FSI Area (sqm)	Non FSI Area (sqm)	Total Built-up Area (sqm)
1	Factory Shed GroundFloor	4915.68	-	4915.68
	Toilet area	34.96	-	34.96
	Mezzanine floor area	838.53	-	838.53
2	Security Room	-	6.25	6.25
3	Drivers Toilet area	-	10.75	10.75
4	Open DG Set	-	7.50	7.50
5	Pump Room	8.75	-	8.75
	Total	5797.92	24.50	5822.42

Total FSI Area – 5797.92 sq.m
 FSI Achieved – 0.711.
 Horse power – 80 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 of Town and Country Planning Act, 1971 for the above proposal and numbered as **SWP/ A.D./DTCP(CD3) No.25/2024**

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

GENERAL 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.
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.24,315/-** Payment Receipt No. 2023112162393
Transaction ID : 8227852087036 Dt: 21.11.2023.
2. **Centage Charge for Building– Rs.5,000/-** Payment Receipt No. 2024062162393
Transaction ID : 0600067699230 Dt: 21.06.2024
3. **Centage Charge for Land – Rs.300/-** Payment Receipt No. 2024062162393
Transaction ID : 0600067699230 Dt: 21.06.2024
4. **Infrastructure & Amenities Charges - Rs.21,93,750/-**
Payment Receipt No. 2024062162393 Transaction ID : 0600067699230
Dt: 21.06.2024
5. **Display Charges – Rs.1,500/-** Payment Receipt No. 2024062162393
Transaction ID : 0600067699230 Dt: 21.06.2024
6. **Shelter Fund Charges – Rs.4,05,042/-** Payment Receipt No. 2024062162393
Transaction ID : 0600067699230 Dt: 21.06.2024

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

Copy to :-

M/s. REVANZA SENGUNDRAM INDUSTRIAL PARKS PVT LTD

3rd Floor Svalar Square No 15
North Phase Developed Plot
Guindy Industrial Estate,
Ekkattuthangal
Chennai – 600 032.
Ph : 9143891438
Email Id : design@revanza.in

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.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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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
/services



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

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