

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

1.The President,
Seekanankuppam Panchayat
Paramankeni Village,
Lathur Panchayat Union,
Cheyyur Taluk,
Chengalpattu District.

2.The President,
Kodur Panchayat
Atchivilagam Village,
Lathur Panchayat Union,
Cheyyur Taluk,
Chengalpattu District.

Online Application No:SWP/BPA/0095006/2024 Date: .10.2024.

Subject :

**REVISED AND PROPOSED ADDITIONAL INDUSTRIAL BUILDING -
OFFICE OF THE CHENGALPATTU DISTRICT TOWN AND COUNTRY
PLANNING, CHENGALPATTU** - Chengalpattu District, Cheyyur Taluk,
Paramankeni Village, S.F.Nos. 1/3Apt, 1/3Bpt, 1/3Cpt; 2/1pt, 2/2pt, 3pt;
4/1Bpt with a Site Area of 71375.69sq.m - FSI Area of 8991.95sq.m- has
been already approved – Now additional site area 124411.22sqm added
in already approved site in Paramankeni Village, S.F.No.31/1pt and
Atchivilagam village, S.F.Nos.38, 39, 40, 41, 42/1pt, 2pt, 3pt, 4pt, 5pt;
43/1Apt, 1Cpt; Total Site Area of 1,95,786.91sq.m; Revised and
proposed additional FSI Area of 22730.78sq.m – Technical Approval
issued – Forwarded for further action - Regarding.

Reference : 1. Applicant. M/s.Rishaba Industries LLP, Represented by its
Managing partner, Thiru.Sivashanmugam Kumaresan, Online
Application ReferenceNo.SWP/BPA/0095006/2024 Scrutiny
Reference No. HX58RDOR dated: 06.01.2024.

2. Director of Town and Country planning, Chennai Technical concurrence issued on dated: 24.09.2024
3. Assistant Director, Chengalpattu District Town and Country Planning Office Inspection Report dated: 02.02.2024.
4. Technical concurrence issued by Director of Town and country Planning Proceedings Roc No.21101/2022/TCP5, Dated:27.10.2012. (Technical concurrence No:383/2022)
5. Joint Director / Assistant Director(i/c), Chengalpattu District Town and Country Planning Office Proceedings Roc No.3345/ 2022/ CD3, Dated:18.11.2022.(Planning Permission No: 30/2022)
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 Fire officer, Chengalpattu District, Tamil Nadu Fire and Rescue Services Department, L.Dis.No.4744/A/2024, dated: 14.05.2024.
18. Tamil Nadu Pollution Control Board Proceedings No.F. 2065MMN/GL/ DEE/TNPCB/MMN/A/2022, Dated: 15.06.2021 (Consent Order No. 2208244927290), dated 15.06.2022. (Category: Green)
19. Tamil Nadu Pollution Control Board Proceedings No.F.2065MMN/GL/DEE/TNPCB/MMN/W/2022, Dated: 15.06.2022. (Consent Order No.2208144927290), dated 15.06.2022. (Category: Green)
20. G.O. No.53, Housing and Urban Development Department [UD4(1)], Dated: 28.02.2024
21. Tamil Nadu Government Gazette No.28] Part – II, Section 2 Dt: 10.07.2024
22. Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, Display board charges, Shelter Fund Charges and Development Charges respectively dated on 27.09.2024
23. Payment of Scrutiny fee Dt : 06.01.2024 and Centage charges, Infrastructure and Amenities Charges, Display board charges, Shelter Fund Charges and Development Charges received from the applicant respectively on 24.10.2024

Order:

The application was processed 1st Cited letter, the applicant M/s.Rishaba Industries LLP, Represented by its Managing partner, Thiru.Sivashanmugam Kumaresan, has requested for revised and proposed additional construction of industrial building in addition to the Planning permission has already been issued in the reference 4th cited for an FSI area of 8991.95sq.m with a site area of 71375.69sq.m in Chengalpattu District, Cheyyur Taluk, Paramankeni Village, S.F.Nos.1/3Apt, 1/3Bpt, 1/3Cpt; 2/1pt, 2/2pt; 3pt; 4/1Bpt.

Now an additional site area 124411.22sqm has been added to the already approved site in Paramankeni Village, S.F.No.31/1pt and Atchivilagam village, S.F.Nos.38, 39, 40, 41, 42/1pt, 2pt, 3pt, 4pt, 5pt; 43/1Apt, 1Cpt total Site Area of 1,95,786.91sq.m Revised and proposed additional FSI Area put together is 22730.78sq.m.

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection the file forwarded to Director of Town and Country Planning, Chennai for Technical Concurrence. In the 2nd cited letter, the Director of Town and Country Planning, Chennai has issued the boundary of the site has been marked as “1 to 33”. Technical Concurrence for Industrial Building and the number is assigned as **SWP/B.P/DTCP No.457/2024.**

The area statement for the Revised and Proposed additional Industrial building (Green Category) is as below.

Total Area of the Site – 1,95,786.91sq.m.

Sl. No.	Description	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Build up Area in Sq.m
1	Factory Building-I			
	Ground Floor(Work Shop)	2956.10	--	2956.10
	Canopy	16.50	--	16.50
2	Factory Building-II			
	Ground Floor (Work Shop)	5936.53	--	5936.53
	Mezzanine Floor-1 (Work Shop)	156.40	--	156.40
	Mezzanine Floor-2 (Work Shop)	193.89	--	193.89
	Mezzanine Floor-3 (Work Shop)	143.87	--	143.87
	Porch	614.00	--	614.00
	Canopy	105.50	--	105.50
3	Factory Building-III			
	Ground Floor(Work Shop)	8175.47	--	8175.47
	Mezzanine Floor-1 (office)	443.60	--	443.60
	Mezzanine Floor-2(office)	443.60	--	443.60
	Portico	252.60	--	252.60
	Canopy- 4Nos	95.80		95.80

4	Factory Building - IV			
	Ground Floor (Work Shop)	641.28	--	641.28
5	Factory Building -V			
	Ground Floor (Work Shop)	1116.00	--	1116.00
6	Mess Building			
	Ground Floor	2.88	--	2.88
7	Creche Building			
	Ground Floor	6.25	--	6.25
8	Generator Building			
	Ground Floor	23.99	--	23.99
9	Canteen & Toilet Building			
	Ground Floor	392.74	--	392.74
10	Gents Toilet Building			
	Ground Floor	6.25	--	6.25
11	Ladies Toilet Building			
	Ground Floor	6.25	--	6.25
12	Labour Room Building			
	Ground Floor	430.36	--	430.36
13	Weigh Bridge Control Room Building			
	Ground Floor	25.57	--	25.57
14	EB Panel room Building			
	Ground Floor	54.36	--	54.36
15	Fire Aident Room			
	Ground Floor	68.75	--	68.75
16	Fire Pump Room			
	Ground Floor	51.21	--	51.21
17	Pump Room			
	Ground Floor	9.00	--	9.00
18	Security Room			
	Ground Floor	--	6.25	6.25

19	Visitors Room			
	Ground Floor	6.25	--	6.25
20	Security Cabin - 1			
	Ground Floor		3.78	3.78
21	Security Cabin - 2			
	Ground Floor		6.25	6.25
22	Security Cabin - 3			
	Ground Floor		2.92	2.92
23	Security Cabin - 4			
	Ground Floor		2.92	2.92
24	Security Cabin - 5			
	Ground Floor		6.25	6.25
25	LPG Gas Station			
	Ground Floor	112.32	--	112.32
26	LPG Yard			
	Ground Floor	33.52	--	33.52
27	Transformer yard-1			
	Ground Floor	40.00	--	40.00
28	Transformer yard-2			
	Ground Floor	25.00	--	25.00
29	STP-1			
	Ground Floor	40.08	--	40.08
30	ETP-1			
	Ground Floor	52.36	--	52.36
31	STP-2			
	Ground Floor	26.25	--	26.25
32	ETP- 2			
	Ground Floor	26.25	--	26.25
Total		22730.78	28.37	22759.15

Total FSI Area: 22730.78Sqm
FSI : 0.116 Achieved

With the above area the approval issued for Industrial building with the following special and general conditions under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **SWP/ Industrial Building / A.D./DTCP(CD3) No.40/2024**

SPECIAL CONDITIONS:

- 1) The OSR (ear marked as A to I) area 21198.40sqm, shown in the site plan should be retained as Open Space Reservation as per TNCD&BR, 2019 Rule No.41(1)(i).
- 2) Conditions stipulated in the Fire NOC cited in the reference 17 issued by District Fire Officer, Chengalpattu, Tamil Nadu Fire and Rescue Services, is to be followed scrupulously.
- 3) Conditions stipulated in the consent order cited in the reference 18 & 19 issued by Tamil Nadu Pollution Control Board is to be followed scrupulously.
- 4) Revised Fire Noc is to be obtained for the proposed additional area as per the submitted plan.
- 5) It is responsibility of the builders in ensure safe bearing capacity of the soil and adequacy of the foundations.
- 6) Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
- 7) 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.
- 8) Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.

- 9) 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.

- 10) 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.
- 11) 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 to the Revised and proposed additional 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.3,39,929/-
Transaction ID : 9253031036913 | Payment Receipt No. 2024010695006
Dt: 06.01.2024. |
| 2. Centage Charge for Building– Rs.10,000/-
Transaction ID : 1439233130629 | Payment Receipt No. 2024102495006
Dt: 24.10.2024 |
| 3. Centage Charge for Land – Rs.300/-
Transaction ID : 1439233130629 | Payment Receipt No. 2024102495006
Dt: 24.10.2024 |
| 4. Infrastructure & Amenitites Charges - Rs.62,80,000/-
Payment Receipt No. 2024102495006
Dt: 24.10.2024 | Transaction ID : 1439233130629 |
| 5. Display Charges – Rs.1,500/-
Transaction ID : 1439233130629 | Payment Receipt No. 2024102495006
Dt: 24.10.2024 |
| 6. Shelter Fund Charges – Rs.2,26,077/-
Transaction ID : 1439233130629 | Payment Receipt No. 2024102495006
Dt: 24.10.2024 |

- | | |
|---|---|
| 7. Development Fee for Building– Rs.2,73,600/-
Transaction ID : 1439233130629 | Payment Receipt No. 2024102495006
Dt: 24.10.2024 |
| 8. Development Fee for Land – Rs.7,83,160/-
Transaction ID : 1439233130629 | Payment Receipt No. 2024102495006
Dt: 24.10.2024 |

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

Copy to :-

1.M/s. RISHABA INDUSTRIES LLP

19A Engineering SEZ,
Swarnabhoomi, NCTPL,
Seekinankuppam Village,
Cheyyur Taluk,
Chenglapattu District - 603305
Pin Code - 603305
Ph : 6379807093
Email Id: purchase@rishaba.in

2. Block Development Officer
Lathur Panchayat Union
Cheyyur Taluk,
Chengalpattu District

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

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
/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,
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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.

