

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.
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To

The President,
Pukkathurai Panchayat,
Maduranthagam Panchayat Union,
Maduranthagam Taluk,
Chengalpattu District.

Online Application No:SWP/BPA/0256313/2024 Date: 04.10.2024.

Subject : **INDUSTRIAL BUILDING - OFFICE OF THE CHENGALPATTU
DISTRICT TOWN AND COUNTRY PLANNING, CHENGALPATTU -**
Chengalpattu District, Maduranthagam Taluk and Panchayat Union,
Pukkathurai Village S.F.No. 337/1B, 2, 378/1, 2, 379, 380, 382/1, 3,
390/1, Site Extent of 27250.00 sq.m, FSI area of 8262.90 sq.m –
Technical Approval issued – Forwarded for further action -
Regarding.

Reference : 1. Applicant. M/s.VSMC Logistics Park Pvt Ltd, Thiru. S.Mani,
Managing Director, Online Application No. SWP/BPA/0256313/2024,
Scrutiny Reference No. 4PE0WOF8 dated: 10.06.2024.

2. Director of Town and Country planning, Chennai Technical
concurrence issued on dated: 25.09.2024

3. Assistant Director, Chengalpattu District Town and Country Planning Office Inspection Report dated: 14.06.2024.
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 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
8. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
9. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
10. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
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. District Officer, Fire&Rescue Services Department,Chengalpattu, Roc. No.5880/A/2024, Dated: 24.06.2024.

16. Joint Director, Agriculture Department Chengalpattu District, Letter No.E2/5075/2024, Dated: 29.07.2024
17. Single Window Portal application belongs to Guidance TamilNadu CAF no.152378, Dated: 30.05.2024
18. G.O. No.53, Housing and Urban Development Department [UD4(1)], Dated: 28.02.2024
19. Tamil Nadu Government Gazette No.28] Part – II, Section 2 Dt: 10.07.2024
20. Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, Display board charges, Shelter Charges and Development Charges respectively dated on 26.09.2024
21. Payment of Scrutiny fee Dt : 10.06.2024 and Centage charges, Infrastructure and Amenities Charges, Display board charges, Shelter Charges and Development Charges received from the applicant respectively on 30.09.2024

Order:

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 29”. The Technical Concurrence for Industrial Building and the number is assigned as **SWP/B.P/DTCP No.471/2024** in Chengalpattu District, Maduranthagam Taluk and Panchayat Union, Pukkathurai Village S.F.No. 337/1B, 2, 378/1, 2, 379, 380, 382/1, 3, 390/1, Site Extent of 27250.00 sq.m, FSI area of 8262.90 sq.m.

The area statement for the proposed Industrial building is as below.

Area of the Site – 27250.00 Sq.m.

Proposed Building Area Statement: Industrial Building**(Green Category -Packaging Industry)**

S. No.	Description	FSI Area (sqm)	Non FSI Area(sqm)	Total Builtup Area (sqm)
1	Block 1 – Factory Building			
	Ground Floor	7871.09	-	7871.09
2	Block 2 – Canteen			
	Ground Floor	176.48	-	176.48
3	Block 3 – Shreding Room			
	Ground Floor	58.82	-	58.82
4	Block 4 – Security Room			
	Ground Floor	64.51	-	64.51
4	Block 5 – Pump Room			
	Ground Floor	68.00	-	68.00
5	Electrical Room			
	Ground Floor	24.00	-	24.00
Total Area		8,262.90	-	8,262.90

Total FSI Area – 8,262.90 sq.m

FSI Achieved – 0.303

Total no. of H.P- 258.50 HP

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.39/2024**

SPECIAL CONDITIONS:

- 1) The earmarked OSR-1 (A to E) extent – 1894.77 sq.m & OSR-2 (F to J) extent – 1135.86 sq.m, Total OSR area 3030.63 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) 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 TNCD rules 2019 with Satisfaction of TANGEDCO.
- 9) If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000 /- per plot and 3% of market value of land as land use conversion charges before issuing the

final approval as envisaged in Government Order under the reference 9th cited above. The payment of charges shall be made under the following head of account.

Head of Account:

0217 Urban Development - 60 other Urban Development Schemes -
800 other Receipts - AS Receipts under Land Use Conversion Charges-
227 Non Taxation fees - 09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

GENERAL 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 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.57,298/-** Payment Receipt No.20240610256313
Transaction ID : 6782956475532 Dt: 10.06.2024.
2. **Centage Charge for Building– Rs.5,000/-** Payment Receipt No. 20240930256313
Transaction ID : 9770765828623 Dt: 30.09.2024
3. **Centage Charge for Land – Rs.300/-** Payment Receipt No.20240930256313
Transaction ID : 9770765828623 Dt: 30.09.2024
4. **Infrastructure & Amenitites Charges - Rs.31,12,500/-**
Payment Receipt No.20240930256313 Transaction ID : 9770765828623
Dt: 30.09.2024
5. **Display Charges – Rs.1,500/-** Payment Receipt No.20240930256313
Transaction ID : 9770765828623 Dt: 30.09.2024
6. **Shelter Charges – Rs.43,259/-** Payment Receipt No.20240930256313
Transaction ID : 9770765828623 Dt: 30.09.2024
7. **Development Fee for Building– Rs.99,600/-** Payment Receipt No.20240930256313
Transaction ID : 9770765828623 Dt: 30.09.2024
8. **Development Fee for Land – Rs.1,09,000/-** Payment Receipt No.20240930256313
Transaction ID : 9770765828623 Dt: 30.09.2024

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

Copy to :-

**1.M/s. M/s.VSMC Logistics Park Pvt Ltd,
Thiru. S.Mani, Managing Director
BUKKATHURAI
Pin Code - 603308
Ph: 9443128104**

**2. Block Development Officer
Maduranthagam Panchayat Union
Maduranthagam 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,
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.

