

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, fourth Floor,
New District Collectrate Complex
Vedhanarayanapuram, Venbakkam,
Chengalpattu District – 603 111.
Phone no.044 – 27422144
Email : ddcgldistrict@gmail.com

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

Online Application No:SWP/BPA/518715/2025 Date: 11.12.2025.

Subject : **REVISED AND ADDITIONAL INDUSTRIAL BUILDING - OFFICE OF THE
CHENGALPATTU DISTRICT TOWN AND COUNTRY PLANNING,
CHENGALPATTU - Chengalpattu District - Chengalpattu Taluk - Plot
No: B-10Part - Kilkaranaï village – S.No:166Part - Ninnakarai Village
- S.No:360Part - Already approved site area: 7371.24 sq.m with FSI
area: 3194.85 sq.m - Proposed additional site area 4181.90 sqm in
Plot No: B-10Part & C-13Part - Kilkaranaï village – S.No:166Part
(New S.No :166/35part) - Ninnakarai Village - S.No:360Part (New
S.No :320/ 923 Part, 360/ 936 Part) - with total site area 11553.14
sq.m - Proposed additional FSI Area: 3391.34 sq.m - Total FSI Area:
6586.19 sqm - Technical Approved issued – Forwarded for further action -
Regarding.**

- Reference :**
1. Application Reference No. **SWP/BPA/518715/2025** Scrutiny
Reference No. **SLNAOUCS** Received from **M/s. DURGA DEVI GOYAL**
Dt: 02.05.2025.
 2. Director of Town and Country planning, Chennai Technical concurrence
issued on dated: 21.11.2025.

3. Assistant Director, Chengalpattu District Town and Country Planning Office Inspection Report dated: 10.05.2025.
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. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular).
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
14. District officer, Fire & Rescue Services, Chengalpattu, PP.NOC.No. 5054/NOC/NMSB/2025, Dated: 15.09.2025.
15. Commissioner of Town and Country Planning, Chennai Proceedings Roc. No.6884/2018/BA2, Dated: 18.04.2018. (Already approved No.87/2018).
16. Deputy Director, Chengalpattu Region, Proceedings letter Roc.No. 6498/17 CR3, Dated: 09.08.2018. (Already Approved No.47/2018).
17. G.O. No.53, Housing and Urban Development Department [UD4(1)], Dated: 28.02.2024
18. Tamil Nadu Government Gazette No.28] Part – II, Section 2 Dt: 10.07.2024.

19. Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, Display board charges Development Charges and Flag day fund Charges respectively dated. 21.11.2025.
20. Payment of Scrutiny fee, Centage charges, Infrastructure and Amenities Charges, Display board charges, Development Charges and Flag day fund Charges received from the applicant respectively on 02.05.2025, 27.11.2025, 04.12.2025 & 10.12.2025.

Order:

With reference to the 1st Cited letter, the applicant Tmt. Durga Devi Goyal, has requested for the approval of revised and additional construction of Industry building in addition to the already approved industrial building in Plot No: B-10Part, Kilkaranaï village, S.No:166Part, Ninnakarai Village, S.No:360Part with FSI area of 3194.85 sq.m in site area of 7371.24 sq.m vide 15th & 16th cited letter above.

Now an additional site area of 4181.90 sq.m in Plot No: B-10Part & C-13Part has been added to the already approved site area above. The total site area 11553.14 sq.m has proposed with additional industrial building of FSI Area: 3391.34 sq.m. The Assistant Director of Chengalpattu District Town and Country Planning Office has recommended the proposal with a site inspection remarks.

Based on the Assistant Director recommendation, the applicant request has been accepted and the revised total site area of 11553.14 sq.m has been marked as "A to F" and the proposed additional Industrial Building is given as below. The Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 and numbered as **B.P/ DTCP No: 564/2025**.

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

Already approved site area	-	7371.24 sq.m
Proposed additional site area	-	4181.90 sq.m
Total site area	-	11553.14 sq.m

Building Details: Revised and Additional Industrial Building (Orange Category)

Manufacturing Details: Wires, Pipes, Extruded Shapes from Metals

REVISED AND ADDITIONAL INDUSTRIAL BUILDING AREA DETAILS				
S. No.	Description	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total Built-Up Area (Sq.m)
1	Block-1			
	Ground Floor - Factory	2987.92	-	2987.92
	Mezzanine Floor	391.35	-	391.35
2.	Block-2	12.07	-	12.07
	Ground Floor - Pump Room			
	Total	3391.34	-	3391.34

Already Approved FSI Area : 3,194.85 Sq.m

Proposed FSI Area : 3,391.34 Sq.m

Total FSI Area : 6,586.19 Sq.m

FSI Achieved : 0.57

Total H.P – 775 (Existing HP-405, Proposed HP-370)

With the above area, the proposed Additional Institutional building proposal is given Technical approval 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.71/2025.**

SPECIAL CONDITIONS:

- 1) The OSR area 1156.72 Sq.m (Earmarked as 1 to 4) shown in the site plan should be retained as Open Space Reservation as per TNCD BR, 2019 Rule No.41 (1) (i).
- 2) To be demolished buildings shown in the site plan should be demolished by the applicant and it should be confirmed by the concerned local body before the issue of final approval.
- 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) Electrical Transformer room should be constructed as per the rule 46 of TNCD rules 2019 with Satisfaction of TANGEDCO.

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.30,510/-** Payment Receipt No.20250502518715
Transaction ID : 1545839345325 Dt: 02.05.2025
2. **Centage Charge for Building- Rs.1,000/-** E-Challan No.20251127001223
Dt: 27.11.2025
3. **Centage Charge for Land - Rs.300/-** E-Challan No. 20251127001223
Dt: 27.11.2025
4. **Infrastructure & Amenities Charges - 24,71,250/-**
E-Challan No. 20251127001223 Dt: 27.11.2025
5. **Display Charges - Rs.1,500/-** Payment Receipt No.20251204518715
Transaction ID : 0749631699125 Dt: 04.12.2025

6. **Development Fee for Building– Rs.79,080/-** Payment Receipt No.20251204518715
Transaction ID : 0749631699125 Dt: 04.12.2025
7. **Development Fee for Land – Rs.46,216/-** Payment Receipt No.20251204518715
Transaction ID : 0749631699125 Dt: 04.12.2025
8. **Flag Day Fund Fee – Rs. 1,000 /-** Receipt No: FD/FUND/1805347
Acknowledgement Ref. No:FL24290501583 Dt: 10.12.2025

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

Copy to :-

M/s. DURGA DEVI GOYAL,
W/o. Indersain Goyal,
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Alwarpet, Tehynampet,
Chennai – 600 018.
Ph : 9840103111
Email Id : durgadevigoyal11945@yahoo.com



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

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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.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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

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/tools



Services we run
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
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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.

