PP APPROVAL RECORD

Planning Permission

Survey 77/14C and 5 more

Marutheri, Thiruporur taluk

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. KRISHNAKUMAR, B.E, M.Plan.
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 President,
Sirunkundram Panchayat,
Thiruporur Panchayat Union,
Thiruporur Taluk,
Chengalpattu District.

Online Application No:SWP/BPA/741057/2026 Date: 13.10.2026.

Subject :

REVISED AND ADDITIONAL INDUSTRIAL BUILDING - OFFICE OF THE CHENGALPATTU DISTRICT TOWN AND COUNTRY PLANNING, CHENGALPATTU - Chengalpattu District, Thiruporur Taluk, Marutheri Village, S.F. No. 77/14C, 77/14D, 77/14E, 77/14F, 77/14G & 77/25A1B – Already approved Site area 14750.00 sq.m, with Existing Approved FSI Area 2904.77 sq.m – Revised and Additional Proposed building FSI area 4859.63 sq.m – Total FSI area 7764.40 sq.m for the Revised and Additional Industrial Building - Technical Approval issued – Forwarded for further action - Regarding.

Reference :

1. Applicant. **M/s.EXCEL INDUSTRIAL PACKAGINGS PRIVATE LIMITED** Online Application No. SWP/BPA/741057/2026, Scrutiny Reference No.XR7ZJUOS dated: 03.01.2026.
2. Assistant Director, Chengalpattu District Town and Country Planning Office Inspection Report dated: 08.01.2026.
3. Commisionerate of Town and Country planning, Chennai Technical concurrence issued on dated: 11.08.2026.
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.79, Housing and Urban Development Department, Dated: 04.05.2017

10. G.O. No.225, Housing and Urban Development Department, Dated:26.11.2024.

11. G.O. No.154, Housing and Urban Development Department, Dated:07.10.2025.

12. G.O.(MS). No.155, Housing and Urban Development Department, dated: 08.10.2025.

13. G.O.(MS). No.171, Housing and Urban Development Department, dated: 30.10.2025.

14. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)

15. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012

16. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017

17. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017

18. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.

19. Joint Director, Agriculture Department, Chengalpattu District, Dry Land NOC Letter No.K.Dis.C.No.E2/731/2026, Dated:10.02.2026.

20. District officer, Fire & Rescue Services, Chengalpattu, PP.NOC No.7790/NOC/NMSB/2026, Dated: 04.02.2026.

21. District Forest Officer, Chengalpattu Division, Chengalpattu, Certificate of Deemed NOC, Dated: 12.03.2026

22. Regional Deputy Director, Town and Country Planning, Chengalpattu, Proceedings letter Roc.No. 6315/2013/CD, Dated: 17.02.2014. (TC/RDD(CD) No.09/2014).

23. G.O. No.53, Housing and Urban Development Department [UD4(1)], Dated: 28.02.2024

24. Tamil Nadu Government Gazette No.28] Part – II, Section 2 Dt: 10.07.2024

25. Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, Display board charges, Development Charges, Satellite Town Charge and Shelter Fund Charges respectively dated on 20.08.2026.

26. Payment of Scrutiny fee, Centage charges, Infrastructure and Amenities Charges, Display board charges Development Charges, Satellite Town Charge and Shelter Fund Charges received from the applicant respectively on 03.01.2026, 22.08.2026, 09.09.2026

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 3rd cited letter, the Director of Town and Country Planning, Chennai has issued the Technical Concurrence for Revised and Additional Industrial Building and the number is assigned as **SWP/B.P/DTCP No.550/2026** in Chengalpattu District, Thiruporur Taluk, Marutheri Village, S.F. No. 77/14C, 77/14D, 77/14E, 77/14F, 77/14G & 77/25A1B with an site extent of 14750.00 sq.m and Total FSI area of 7764.40 sq.m (Existing Approved FSI Area – 2904.77 sq.m + Proposed FSI Area – 4859.63 sq.m).

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

Total Site Extent – 14750.00 sq.m.

Proposed Revised and additional Industrial building area details

(Green Category – Cardboard or Corrugated Box and Paper Products, Excluding Paper or Pulp Manufacturing and without using Boilers)

Description	Existing Approved Area in Sq.m		Proposed Additional Area in Sq.m		Total Area in Sq.m		
	FSI Sq.m	Non FSI Sq.m	FSI Sq.m	Non FSI Sq.m	FSI Sq.m	Non FSI Sq.m	Total Sq.m
Ground Floor	2572.02	-	4568.25	-	7140.27	-	7140.27
Mezzanine Floor	332.75	-	-	-	332.75	-	332.75
Canopy Area	-	-	30.00	-	30.00	-	30.00
Maintenance Room	-	-	41.72	-	41.72	-	41.72
Office Room	-	-	59.00	-	59.00	-	59.00
EB Room	-	-	60.00	-	60.00	-	60.00
HT Room	-	-	84.23	-	84.23	-	84.23
Security Room	-	-	16.43	-	16.43	-	16.43
UG Sump/Fire/RWH	-	-	-	26.46	-	26.46	26.46
STP PLANT	-	-	-	18.30	-	18.30	18.30
Transformer Yard	-	-	-	25.00	-	25.00	25.00
Total Area	2904.77	-	4859.63	69.76	7764.40	69.76	7834.16

Already Approved FSI Area – 2904.77 sq.m

Proposed Additional FSI area – 4859.63 sq.m

Total FSI Area – 7764.40 sq.m

FSI achieved – 0.52

HP-1000 HP

With the above area the approval issued for Revised and Additional 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/Revised &Additional Industrial Building/A.D./ DTCP(CD3) No.53 /2026**

COMPLIANCE CONDITION:

(The District Officer should grant planning permission only after confirming that the temporary shed constructed in the side setback area have been removed.) At the site, the temporary shed has been removed, and a letter from the applicant has been received showing the removed shed with before-and-after photos..

SPECIAL CONDITIONS:

1) The OSR area 1484.37 Sq.m(10.06%) (Earmarked as 1 to 4) shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).

2) Conditions stipulated in the NOC cited in the reference 20th issued by District Fire Officer, Chengalpattu District Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.

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.

GENERAL CONDITIONS:

1. Solar water heating system to be provided to the proposed Industrial building. Solar photo voltaic panels to be erected at the 1/3rd 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.36,209/-**
   Payment Receipt No. 20260103741057
   Transaction ID : 4501425578329 Dt: 03.01.2026.

2. **Centage Charge for Building– Rs.3,000/-**
   E-Challan No : 20260822004658 Dt: 22.08.2026

3. **Centage Charge for Land – Rs.1,800/-**
   E-Challan No : 20260822004658 Dt: 22.08.2026

4. **Infrastructure & Amenities Charges - Rs.18,24,125/-**
   E-Challan No : 20260822004658 Dt: 22.08.2026

5. **Shelter Charge – Rs.42,763/-**
   E-Challan No : 20260822004887 Dt: 22.08.2026

6. **Display Charges – Rs.1,500/-**
   Payment Receipt No. 20260822741057
   Transaction ID : 2329799044737 Dt: 22.08.2026.

7. **Satellite Town Charges – Rs.3,68,750/-**
   Payment Receipt No. 20260822741057
   Transaction ID : 2329799044737 Dt: 22.08.2026.

8. **Development Fee for Building– Rs.93,300/-**
   Payment Receipt No. 20260822741057
   Transaction ID : 2329799044737 Dt: 22.08.2026.

9. **Development Fee for Land – Rs.60,000/-**
   SB Collect Ref. No.DUP 9858026 Dt: 09.09.2026.

10. **Flag Day Fund Fee – Rs.10,000/-**
    Receipt No: FD/FUND/2466272
    Acknowledgement Ref. No: FL 33002423333 Dt: 09.09.2026

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

Copy to :-

1. M/s. EXCEL INDUSTRIAL PACKAGINGS PRIVATE LIMITED

Plot No-13 & 14, Anna Nagar,

Near Parvathi Nagar,

Bus Stop Old Perungalathur,

Chennai- 600 063. Mob : 9444903537 Email Id : rk@excelpackagings.com

2. **The Chairman,**
Tamil Nadu Real Estate Regularity Authority,
TNRERA Building,
No.133, G – Block, First Avenue, Anna Nagar (East),
Chennai – 600 102.

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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
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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.