

PP

APPROVAL RECORD

Planning Permission

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.

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District Town and Country Planning Office,
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Vedanarayanapuram, Venpakkam,
Chengalpattu – 603 111.

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To

The President,

Kunnappattu Panchayat,
Thiruporur Panchayat Union,
Thiruporur Taluk,
Chengalpattu District.

Online Application No:SWP/BPA/763019/2026 Date: 11.08.2026.

Subject

INDUSTRIAL BUILDING - OFFICE OF THE DISTRICT TOWN AND COUNTRY PLANNING, CHENGALPATTU - Chengalpattu District, Thiruporur Taluk and Panchayat Union, Kunnappattu Panchayat and Village, S.F.No. 41/6pt, 41/7B pt,41/8pt, 42/2B1Cpt, 42/2B1D, 42/2B2, 42/3, 42/4, 42/5, 43/2Apt,43/2B, 43/ 2C, 43/3A , 43/3B, 43/3C, 44/3Apt, 44/3B, 44/3C, 44/4,45/1Cpt, 45/1D, 45/2A, 45/2B, 45/3, 45/4, 45/5pt, 46/1pt, 46/2, 46/3,46/4, 46/5, 47/1pt, 47/2A, 47/2B, 47/2C, 47/2D, 47/2E, 47/2F, 48/1A,48/1B, 48/1Cpt, 48/2A, 48/2Bpt, 48/3A, 48/3Bpt, 48/3Cpt, 48/3D,48/3E1pt, 48/3Fpt & 51/12Apt, Plot No.23 in the OneHub (Chennai) Pvt Ltd., Industrial Park Approved layout LP/DTCP No. 76/2021 with the Site Extent of 30163.21Sq.m and FSI area of 9676.31sq.m for the proposed Industrial Building - Technical Approval issued– Forwarded for further action - Regarding.

Reference

1. Applicant M/s. Flowserve Sanmar Private Limited, Online Application No. SWP/BPA/0763019/2026, Scrutiny Reference No.U9DDGXWS Dated: 30.01.2026.
2. The Assistant Director, Chengalpattu District Town and Country Planning office, Inspection Report, Dated: 05.02.2026.
3. Commissioner of Town and Country Planning, Chennai Technical Concurrence issued on dated : 14.07.2026.
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.01, 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.
8. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9. G.O. No.54, Housing and Urban Development Department, Dt: 12.03.2020.
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. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.

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. District officer, Fire Chengalattu district, PP NOC No: 8693 / NOC / NMSB / 2026, Dated: 02.06.2026.
20. Member Secretary, TNPCB Chennai Proceedings No.T1/TNPCB/ F.5021MMN/RL//MMN/A/2026, dated.13.07.2026.
21. Tamilnadu Single Window Portal Guidance Reference No. TNSW 196288 - 364743.
22. G.O.No.53, Housing and Urban Development Department [UD4(1)] Dt : 28.02.2024.
23. Tamil Nadu Government Gazette No.28] Part – II, Section – 2 Dt :10.7.2024.
24. Demand raised for payment of Centage charge, Infrastructure and Amenities Charge, Display board charge, Shelter Charge, Development Charge and Flag day fund Charge respectively Dt: 20.07.2026.
25. Payment of Scrutiny Fee, Centage charge, Infrastructure and Amenities Charge, Shelter Charge, Display board charge, Development Charge and Flag day fund Charge received from the applicant respectively Dt:30.01.2026, 28.07.2026 & 10.08.2026.

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 Commissioner of Town and Country Planning, Chennai has issued the Technical

Concurrence for Industrial Building and the number assigned as **SWP/B.P/DTCP No.483/2026** in Chengalpattu District, Thiruporur Taluk and Panchayat Union, Kunnapattu Panchayat and Village – S.F.No. 41/6pt, 41/7B pt,41/8pt, 42/2B1Cpt, 42/2B1D, 42/2B2, 42/3, 42/4, 42/5, 43/2Apt,43/2B, 43/ 2C, 43/3A , 43/3B, 43/3C, 44/3Apt, 44/3B, 44/3C, 44/4,45/1Cpt, 45/1D, 45/2A, 45/2B, 45/3, 45/4, 45/5pt, 46/1pt, 46/2, 46/3,46/4, 46/5, 47/1pt, 47/2A, 47/2B, 47/2C, 47/2D, 47/2E, 47/2F, 48/1A,48/1B, 48/1Cpt, 48/2A, 48/2Bpt, 48/3A, 48/3Bpt, 48/3Cpt, 48/3D,48/3E1pt, 48/3Fpt & 51/12Apt, Plot No.23 in the One Hub (Chennai) Pvt Ltd., Industrial Park Approved layout LP/DTCP No. 76/2021 with the Site Extent of 30163.21 Sq.m and FSI area of 9676.31sq.m.

AREA STATEMENT :-

Area of the Site – 30163.21 Sq.m.

Manufacturing Details: Automobile Manufacturing Plants (integrated facilities) having either one or combinations of polluting activities namely washing, metal surface finishing operations, picking, plating, electroplating, phosphating, painting, heat treatment etc.

Heavy engineering and ship building are merged in this category.

Red Category Industry building

Proposed building details: Industrial Building

S. No.	Block Name	Floor Name	FSI Area in sq.m	Non FSI Area in sq.m	Total Builtup Area in sq.m
1	MAIN FACTORY BUILDING-BLOCK-1	Ground Floor	6007.28	-	6007.28
		Mezzanine Floor - 1	1087.76	-	1087.76
		Mezzanine floor - 2	671.17	-	671.17
2	WET SEAL & GAS SEAL TEST CENTRE – BLOCK 2	Ground Floor	1000.00	-	1000.00
		Mezzanine Floor - 1	346.00	-	346.00

3	SECURITY CUM WAITING & FRISKING ROOM - BLOCK 03	Ground Floor	86.80	-	86.80
4	FIRE PUMP ROOM BLOCK 4	Ground Floor	148.80	-	148.80
		Fire water tanks	124.00	-	124.00
5	ETP- BLOCK 05	Ground Floor	204.50	-	204.50
6	SECURITY ROOM – 1 BLOCK 6	Ground Floor	-	6.25	6.25
7	SECURITY ROOM – 2 BLOCK 7	Ground Floor	-	6.25	6.25
8	SECURITY ROOM – 3 BLOCK 8	Ground Floor	-	6.25	6.25
	Total Area		9676.31	18.75	9695.06

Total FSI Area – 9676.31 Sq.m

FSI Achieved – 0.32

H.P – 2742 H.P

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./D.T.C.P (CD3) No.44/2026.**

SPECIAL CONDITIONS:

- 1) Conditions stipulated in the NOC cited in the reference 19th issued by District Fire Officer, Chengalpattu District Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
- 2) The conditions imposed by the Member Secretary, TNPCB Chennai NOC letter in the reference 20th cited should be followed by the applicant.

- 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 under the Local bodies Act. 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.
- 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) "The Tamil Nadu Government in G.O.(Ms) No:112, Housing and Urban Development Department dated: 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act, 2016. The Promoter has to advertise, market, book, sell or offer of sale, or invite person to Purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Regulatory Authority".
- 9) Electrical Transformer room should be constructed as per the rule 46 of TNCDB rules 2019 with Satisfaction of TANGEDCO.

CONDITIONS:

1. Solar Water Heating System should be installed for the proposed Industrial Building use construction.
2. The parking slot shall be used for that purpose as intended in the map.
3. As per G.O.(MS). No.171, Housing and Urban Development Department, dated: 30.10.2025 Electric Vehicles charging point should be provided.
4. No alteration shall be made in the building contrary to the existing approved drawings. Prior approval of this authority should be obtained if any changes are to be made.
5. Rainwater harvesting facilities as shown in the map. Government order No.138, Department of Municipal Administration and Drinking Water Supply dated: 11.10.2002 shall be implemented in the building. The petitioner shall provide at his own cost the disposal of sewage from the proposed building through private vehicles, secured drinking water facilities for the residents and water facilities for other needs.
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. A copy (true copy) of the approved drawing shall be installed on the board in a manner visible to all at the site during 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.64,648/-**
Payment Receipt No. 20260130763019
Transaction ID : 4510055153418 Dt: 30.01.2026.
2. **Centage Charge for Building – Rs.15,000/-**
E- Challan No. 20260728070353 Dt: 28.07.2026.
3. **Centage Charge for Land – Rs.300/-**
E- Challan No. 20260728070353 Dt: 28.07.2026.
4. **Infrastructure & Amenities Charges - Rs.36,37,500/-**
E- Challan No. 20260728070353 Dt: 28.07.2026.
5. **Shelter Charge – Rs.1,09,445/-**
E- Challan No. 20260728032823 Dt: 28.07.2026.
6. **Display Charges – Rs.1,500/-**
Payment Receipt No. 20260728763019
Transaction ID : 5292382758419 Dt: 28.07.2026.

7. Development Charge for Building – Rs.1,16,400/-

Payment Receipt No. 20260728763019

Transaction ID : 5292382758419

Dt: 28.07.2026.

8. Development Charge for Land – Rs.1,21,600/-

Payment Receipt No. 20260728763019

Transaction ID : 5292382758419

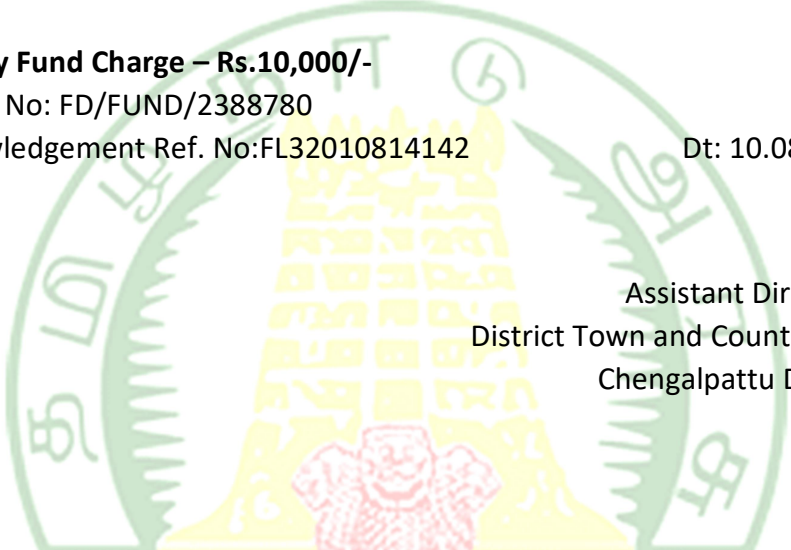
Dt: 28.07.2026

9. Flag day Fund Charge – Rs.10,000/-

Receipt No: FD/FUND/2388780

Acknowledgement Ref. No:FL32010814142

Dt: 10.08.2026.



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

Copy To:

1. M/s. FLOWSERVE SANMAR PRIVATE LIMITED

Plot No.23 Onehub (Chennai) Industrial Complex

Kunnapattu Village, Thiruporur Taluk,

Chengalpattu District - 603105

Mob : 9791088853

Email Id : spa1@sanmargroup.com

2. The Chairman,

Tamil Nadu Real Estate Regularity Authority,

TNRERA Building,

No.133, G – Block,

First Avenue, Anna Nagar (East),

Chennai – 600 102.

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.

