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.

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DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Reference no: SWP/BPA/532362/2025

From:
Thiru.G.Krishna Kumar, B.E, M.Plan.,
Assistant Director / Member Secretary,
District Town and Country Planning Office
D-Block, fourth Floor,
New District Collectorate Complex
Vedhanarayanapuram, Venbakkam Post,
Chengalpattu District – 603 111.
Phone no.044 – 27422144
Email : ddcgldistrict@gmail.com

To
President,
Muttukadu Panchayat,
Thiruporur Panchayat Union,
Thiruporur Taluk,
Chengalpattu District.

Sir/Madam,

Subject: **HIGH RISE INDUSTRIAL BUILDING** - District Town and Country Planning, Chengalpattu District **-** Mamallapuram Local Planning Authority - Chengalpattu District – Thiruporur taluk and panchayat union, Muttukadu panchayat, Egattur village, Survey No:76Part – Plot No.2/D2 in Approved SIPCOT Siruseri IT Park layout No. LP /MLPA (CD) No. 01/2021 (This revises LP /MLPA (CD) No..83/2018) with a site extent of 2.0 Acres (8093.71Sqm) – As per lease deed) - FSI Area:13953.68 Sqm- Technical Concurrence issued – Planning Permission issued - Forwarded for further action – Regarding.

Reference:

1. Applicant. **M/S.TRUMPF METAMATION PRIVATE LIMITED**, Represented by Authorized Signatory THIRU. WOLF WADEHN, Online Application No. SWP / BPA/ 0796441 / 2026, Dated:04.03.2026
2. Deputy Director / Member Secretary, Mamallapuram LPA, Chengalpattu District Town and country Planning office, Inspection Report of Online Application No.SWP/ BPA/ 0796441/2026, Dated:05.03.2026.
3. Director of Town and Country Planning, Chennai Proceedings online No: SWP/BPA/0796441/2026, Dated:24.03.2026. **(Technical Concurrence No:260 /2026)**
4. HRB meeting held on 06.03.2026. (Table Agenda Subject No:01)

5. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021
8. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
9. 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. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
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. Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
18. G.O. No.19, Housing and Urban Development Department, Dated: 02.03.2022. (Tamil Nadu Town and Country Planning Act 2022 (Tamil Nadu Act 12, of 2022).

19. G.O.(Ms).No.95,Housing and Urban Development,UD4(1) Department, Dated: 04.08.2023.
20. Resolution No.02, of 197 Mamallapuram Local Planning Authority, Dated: 18.07.2026.
21. District Environmental Engineer, Tamil Nadu Pollution Control Board, Maraimalai nagar, Proceedings No.F.3139MMN / OL / DEE / TNPCB / MMN / W / 2023, Dated:01.02.2023.(Consent Order No.2305148712470).
22. District Environmental Engineer, Tamil Nadu Pollution Control Board, Maraimalai Nagar, Proceedings No.F.3139MMN / OL / DEE / TNPCB / MMN / A / 2023, Dated:01.02.2023. (Consent Order No.2305248712470).
23. Demand raised for payment of Centage charges, I&A Charges, Development Charges, Display board, Shelter Fund and Flag Day Fund dated. 25.03.2025
24. Payment of Scrutiny Fees, Centage charges, I&A Charges, Development Charges, Display board, Shelter Fund and Flag Day Fund received from the applicant respectively on 04.03.2026 and 13.04.2026.

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Order:

With reference to the 1st Cited letter, the Applicant. M/s.TRUMPF Metamation Private Limited, Represented by Authorized Signatory Thiru. Wolf Wadehn, has requested for the approval of construction of High Rise Industries Building – Software development with R&D facility (Orange Category) in Chengalpattu District, Thiruporur Taluk, Muttukadu Panchayat, Egattur Village, Survey No:76Part, Plot No. 2/D2 in Approved SIPCOT Siruseri IT Park layout No. LP /MLPA (CD) No. 01/2021 (This revises LP /MLPA (CD) No..83/2018) with a site extent of 2.0 Acres 8093.71Sqm (as per revised lease deed) and FSI Area of 13953.68Sqm.

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the application was forwarded to Director

of Town and Country Planning, Chennai for Technical Concurrence. The Technical concurrence is issued by Director of Town and Country Planning, Chennai vide reference 3rd cited above – Technical Clearance number is assigned as **B.P/DTCP No.260/2026.**

As per 197th of Mamallapuram Local Planning Authority Meeting Resolution No.02, vide 20 cited above, planning permission is granted for this proposal.

The area statement for the Industrial Building – Software development with R&D facility (Orange Category) is as below.

Area of Site - 8093.71 Sqm (2.0 Acres)

S.No	Building Details	FSI area in Sq.m	Non FSI area in Sq.m	Total Build up area in Sq.m
1	**Block – 1 (Office)**			
	Ground Floor	1021.55	-	1021.55
	First Floor	1009.00	-	1009.00
	Terrace Floor	-	21.66	21.66
	Sub Total	**2030.55**	**21.66**	**2052.21**
2	**Block – 2 (Security Room)**			
	Ground Floor	22.25	-	22.25
3	**Block – 3 (R & D)**			
	Basement Floor	154.52	2906.82	3061.34
	Basement Staircase Head Room	-	22.78	22.78
	Ground Floor	1043.11	-	1043.11
	First Floor	1273.90	-	1273.90
	Second Floor	1885.87	-	1885.87
	Third Floor	1885.87	-	1885.87
	Fourth Floor	1885.87	-	1885.87
	Fifth Floor	1885.87	-	1885.87
	Sixth Floor	1885.87	-	1885.87
	Terrace Floor	-	95.58	95.58
	Sub Total	**11900.88**	**3025.18**	**14926.06**
	Total	**13953.68**	**3046.84**	**17000.52**

FSI area : 13953.68 sq.m

1. With the above area, the Planning Permission is given to the proposed Industrial Building as per the Town and Country Planning Act 1971, Section 49, with the following special and general conditions. The Revision and Proposed additional High Rise Industrial Building planning Permission is numbered as **SWP/B.P/M.L.P.A (CD-5) No.83/2026.**

2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **09.09.2026** to **08.09.2034** vide reference Government order 19th cited above.

3. The Proposed Industrial Building placed in 197th MLPA Meeting and got Resolution for Planning Permission vide reference letter 20th cited above.

4. The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.

5. The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this office for record.

SPECIAL CONDITIONS: -

1. Structural Design report and drawing vetted have been obtained Public Works Department (PWD), Planning & Designs Circle, Chepauk Chennai, by the Superintending Engineer, P.W.D.

2. Fire NOC from DGP/Director of Fire and Rescue Services Department has been obtained Tamil Nadu Fire & Rescue Service Department PP Noc No.136/2026, Dated:17.04.2026.

3. AAI NOC have been obtained from Airports Authority of India (AAI) NOC ID: CHEN/SOUTH/B/040426/2614317, Date:21.04.2026.

4. Conditions stipulated in the TNPCB NOC cited in the reference 21 & 22 issued by District Environmental Officer, TNPCB, Maraimalai Nagar is to be followed scrupulously.

5. Shelter Fund Charges pay the Applicant have been obtained from E-Challan Number 20260402010233, Dated: 02.04.2026.

6. The existing gas shed/structure identified for demolition has been completely dismantled and removed, and the required setback and surrounding spaces have been cleared. The before and after demolition photos of the location are attached in file no. 1720/2026/MLPA (CD-2).

7. As per GO cited in the reference 10th Commercial, Industrial and Institutional buildings exceeding 300 square meters Floor Space Index area, a minimum of ten percent (10%) of car and two-wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points.

8. Requirement of water to be specifically mentioned with service level and mode of meeting out the requirement. Design of Sewage Treatment Plant, Disposal location of treated sewage water. Rain water harvesting structure to be designed for minimum of highest rain fall in 50 years of cycle and arrangement to be made for using it. In this regard a report have been obtained.

9. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

10. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

11. 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.

12. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.

13. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant's is being verified for the applicant's entitlement to develop in the site. If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this.

14. 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.

15. Electrical Transformer room should be constructed as per the rule 46 of TNCDB rules 2019 with Satisfaction of TANGEDCO.

16. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

GENERAL CONDITIONS:

1. Solar water heating system to be provided to proposed Industrial building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. 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. In case any alterations required proper revised approval should be obtained.

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:04.02.201 9& 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. Mosquito netting to be provided at OHT and well.
7. Fire rescue equipment should be provided as per Rules
8. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials must be used for construction.
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 municipality engineer details at the place of construction.
11. 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.
12. 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 Charge: **Rs.39,877/-** Payment Receipt 20260304796441, Transaction ID 4985798917719, Date.04.03.2026.
2. Centages Charges: **Rs. 12,500**/- E-Challan No: 20260402009718, Account Code: 021703800AA22709, Dated:02.04.2026.
3. Infrastructure and Amenities Charges: **Rs.1,05,00,000**/- E-Challan No: 20260402009718, Account Code: 021760800AH24399, Dated:02.04.2026.
4. Shelter Fund Charges: **Rs.20,06,181**/- E-Challan No: 20260402010233, Account Code: 021602800AB24303, Dated:02.04.2026.
5. Display Board Charges: **Rs.10,000/-** Payment Receipt 20260413796441, Transaction ID 3358398895525, Date.13.04.2026.

6. Development Charges for Land: **Rs.32,400/-** Payment Receipt 20260413796441, Transaction ID 3358398895525, Date.13.04.2026.
7. Development Charges for Building: **Rs.2,05,200/-** Payment Receipt 20260413796441, Transaction ID 3358398895525, Date.13.04.2026.
8. Flag Fay Fund **Rs.10,000/-,** Receipt No. FD/FUND/ 2462978, Bank Ref.No: IP262519864988, Dated:08.09.2026.

Assistant Director/Member Secretary
District Town and Country Planning Office,
Mamallapuram Local Planning Authority,
Chengalpattu District.

Encl:
Drawing no of sheets.01 to 07.

Copy: -

1.M/s. MS TRUMPF Metamation Private Limited Rep By Wolf Wadehn
Plot no: 2D2, SPICOT IT PARK,
Egattur, Thiruporur, Chengalpattu -603 103
Ph: 9840098425
Email : wolf.wadehn@trumpf.com

2. **The Chairman,**
Tamil Nadu Real Estate Regulatory 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.

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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

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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
- RERA register

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- 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
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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.