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/810261/2026

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,
Alathur Panchayat & Village,
Thiruporur Panchayat Union,
Thiruporur Taluk,
Chengalpattu District.

Sir/Madam,

Subject: **INDUSTRIAL BUILDING -** District Town and Country Planning- Mamallapuram Local Planning Authority - Chengalpattu District – Thiruporur Taluk and Panchayat Union – Alathur Panchayat and village - S.F.No.237/3A1B and 237/3A1C(Old SF No.237/3A1) Plot No.A10 & A11 in the SIDCO Industrial Approved layout LP/DTCP No. 30/2008 – Proposed additional construction of industrial building- Site Extent: 6750 Sq.m – Exiting FSI area:3536.14 sq.m, Proposed FSI Area:1516.85 sq.m (1000 HP) Construction of Industrial Building - Planning Permission Issued - Forwarded for further action - Reg.

Reference:

1. Applicant **M/s. ORCHID CHEMICALS AND PHARMACEUTICALS LTD,** Online Application No. SWP/BPA/810261/2026, Dated: 24.03.2026.
2. The Assistant Director, Chengalpattu District Town and Country Planning office, Inspection Report, Dated: 26.03.2026.
3. Commissioner of Town and Country planning, Chennai Technical concurrence issued on dated: 05.08.2026.
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.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, Dated: 12.03.2020.
10. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
11. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
12. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020
16. Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
17. 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).
18. Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, Development Charges, Display board charge, CC Charges and Shelter fund charges respectively dated. 10.08.2026
19. Payment of Scrutiny Fees, Centage charges, Infrastructure and Amenities Charges, Development Charges, Display board charge, CC Charges and Shelter Fund charges received from the applicant respectively on 24.03.2026, 12.08.2026.
20. Resolution No.2, of 181th Mamallapuram Local Planning Authority, Dated : 18.07.2023.
21. District officer, Fire Chengalapattu district, PP NOC No: 9175 / NOC / NMSB / 2026, Dated: 09.04.2026.

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Order:

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 for **Industrial Building** at Chengalpattu District – Thiruporur Taluk and Panchayat Union – Alathur Panchayat and village - S.F.No.237/3A1B and 237/3A1C(Old SF No.237/3A1) Plot

No.A10 & A11 in the SIDCO Industrial Approved layout LP/DTCP No. 30/2008 – Proposed additional construction of industrial building- Site Extent: 6750 Sq.m – Exiting FSI area:3536.14 sq.m, Proposed FSI Area:1516.85 sq.m (1000 HP) – Technical Clearance number is assigned as **B.P/DTCP No.544/2026.**

The Proposed of Industrial Building satisfies the rules and power delegation given by Mamallapuram Local Planning Authority, Director of Town and Country Planning vide reference letter 20th cited above.

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

Area of the Site – 6750.00

Manufacturing Details: FORMULATIONS OF PHARMACEUTICALS Orange Category Industry building Proposed building details: Additional construction of 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	1244.26	-	1244.26
		First Floor	90.51	-	90.51
2	TOILET-BLOCK - 8	Ground Floor	94.08	-	94.08
3	ETP – BLOCK 9	Ground Floor	88.00	-	88.00
Total Area			**1516.85**	**-**	**1516.85**

Existing FSI Area – 3536.14 sq.m
Proposed FSI Area – 1516.85 sq.m
Total FSI Area – 5052.99 Sq.m
FSI Achieved – 0.74
Total HP -1000 HP

1) With the above area, the proposed Industrial building proposal is given Planning Permission As per as Town and Country Planning Act 1971, Section 49, with the following special and general conditions. The building plan Numbered as **SWP/B. P/M.L.P.A (CD-5) No.103/2026.**
2) As per Town and Country Planning Act 1971 section 50, duration of Planning Permission is valid from **08.10.2026 to 07.10.2034** vide reference Government order 11ndcited above.
3) The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.

4) 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.

Compliance Condition:

(The District Officer should grant planning permission only after confirming that the temporary shed and steps 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) Conditions stipulated in the NOC cited in the reference 18th issued by District Fire Officer, Chengalpattu District Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
2) It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3) Conditions laid in the Renewal of CTO obtained from Tamil Nadu Pollution Control Board in the reference 24th& 25th cited shall be followed scrupulously.
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) Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
7) 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. TheDirectorate of Town and Country Planning Department is not the right organization to decide on 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 Existing and proposed industrial building. Solar photo voltaic panels to be erected at the 1/3rd 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 WaterSupply,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. 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. 16,492/-** Payment Receipt 20260324810261, Transaction ID 5951102288756, Date.24.03.2026.
2. Shelter Charges: **Rs. 1,61,890/-** E-Challan No: 20260812059457, Account Code: 021602800AB24303, Dated:12.08.2026.
3. Centage Charge for Building: **Rs.9,000**/- E-Challan No: 20260812059083, Account Code: 021703800AA22709, Dated: 12.08.2026.
4. Infrastructure and Amenities Charges: **Rs.5,81,250**/- E-Challan No: 20260812059083, Account Code: 021760800AH24399, Dated: 12.08.2026.
5. Display Board Charges: **Rs.1,500/-** Payment Receipt 20260812810261, Transaction ID 9431961394255, Date.12.08.2026.
6. Development Charges for Land: **Rs.27,000/-** Payment Receipt 20260812810261, Transaction ID 9431961394255, Date.12.08.2026.
7. Development Charges for Building: **Rs.18,600/-** Payment Receipt 20260812810261, Transaction ID 9431961394255, Date.12.08.2026.

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

Encl:
Drawing no of sheets.8

Copy:-
M/s. ORCHID CHEMICALS AND PHARMACEUTICALS LTD,
Plot No.A10 & A11, Sidco Industrial Estate,
Alathur, Chengalpattu. 603110
Ph.No. 9840147606
Email Id. Shanmugamd@orchidpharma.com

2. Block Development Officer,
Thiruporur Panchayat Union,
Chengalpattu District.

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

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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.