

PP

APPROVAL RECORD

Planning Permission

Kancheepuram

Kancheepuram district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING AUTHORITY
DTCPPURPOSE
Industrial

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.

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 2/28/23 6:44 PM

From:

Joint Director / Deputy Director / Assistant

No.33/I 95, kotrampalayam Street,
Old Employment Office
Near Labour Court,
Rangaswamykulam, Kancheepuram

TO:

To
Block Development officer
Sriperumbudur panchayat Union
Kancheepuram District

Online Application Number:

SWP/BPA/002118/2023

Submitted Date :

-

Sir,

Subject:

Industrial Building - District Town and Country planning Kancheepuram District – Kancheepuram District - Sriperumbudur Taluk/Panchayat Union –Pillaiyakkam village of Approved Pillaiyakkam SIPCOT Industrial layout Approval No.341/2018, Plot No.CP-2, S.F.No:53Pt, -Site Extent- 3116.14 sq.m FSI Area - 1791.22Sq.m with 145 H.P (Ground + Mezzanine Floor) Proposed Construction of Industrial Building - Technical Approval Issued – Regarding.

Reference:

Application Reference No. SWP/BPA/002118/2023, Dated: 03.10.2022. Scrutiny Reference OT6RWU6 Received from M/S KELVIN BIO ORGANICS Pvt Ltd.

Body of the letter:

Reference.

1. Application Reference No. SWP/BPA/002118/2023, Dated: 03.10.2022. Scrutiny Reference OT6RWU6 Received from M/S KELVIN BIO ORGANICS Pvt Ltd.
- 2) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
- 3) G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
- 4) Director of Town and Country Planning, Chennai Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009
- 5) Director of Town and Country Planning, Chennai Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
- 6) 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.
- 7) Director of Town and Country Planning, Chennai Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020
- 8) Director of Town and Country Planning, Chennai Letter Roc No. 7963/2022/K1, Dated: 23.04.2022
- 9) District officer, Tamil nadu Fire & Rescue service department NOC Letter.O.Mu.No.8761/A/2022,

Date.09.12.2022. Kanchipuram District.

10) Demand Requested by this office letter Dated on 24.02.2023.

11) Demand Received from Applicant M/S KELVIN BIO ORGANICS Pvt Ltd Letter
Dated on : 24.02.2023.

Building / Floors FSI Area in Sq.m Non FSI Area in Sq.m Buildup Area in Sq.m

Ground Floor

(Factory)	1515.33	-	1515.33
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Mezzanine Floor

(Office)	275.89	-	275.89
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Stilt Floor

(Covered Parking)	-	339.00	339.00
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Security Room	-	9.00	9.00
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Total	1791.22	348.00	2139.22
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FSI Achieved = 0.574 > 1.5

10% OSR = NA

Order:

With reference to the 1st cited letter, the applicant M/s. Kelvin Bio Organics Pvt.Ltd has requested for the approval of Industrial Building at Kancheepuram District, Sriperumbadur Taluk/Panchayat Union, Pillaipakkam Village of Approved Pillaipakkam SIPCOT Industrial Layout, Approval No.341/2018 of Plot No.CP-2, S.F.No.53pt with a site Extent of 3116.14 Sqm and FSI area of Industrial Building is 1791.22 Sqm with 145 HP.

Area Statement:

Site Extent-3116.14 Sqm

Category of Building -Orange

With reference to the 2 to 8 cited above G.O's and Circulars, the fees payable to the Government are demanded to the applicant as per 10 cited. As Per 11 cited above the fees.

1) Scrutiny fees : Rs.8,975/- ,2) I & A Charges Rs. 6,78,750/- , 3), Centage charge for Building- Rs.5,000/-

4) Centage Charges for land Rs. 300/- 5)Display Board Fees Rs.1,500/- are received in the government head of account through online single window portal. In continuation of receipt of the above said fees, the technical approval is issued for the Proposed Industrial building drawings and numbered as

SWP/B.P (Industry / D.D.T.C.P (Kpm) No. 12/2023 (01 Sheet) with the following Special and general conditions.

Special conditions:

1) This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer / seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.

2) It is responsibility of the builders in ensure safe bearing capacity of the soil and adequacy of the foundations.

3)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 for sale or invite persons 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 Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA

4) The Provisions in the G.O.(Ms) No:17, H 7 UD (U) (3), Department, dated :05.02.2016 relating to insulation and use of solar energy system should be followed.

5) All the conditions mentioned by Fire & Rescue services should be followed.

Conditions:-

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

2) 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.

3) The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

4) Applicant should obtain constant from tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for Discharge of sewage.

5) Fly Ash Bricks and materials should be used.

JD/DD/AD
District Town & Country Planning Office District



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.

