

PP

APPROVAL RECORD

Planning Permission

Kancheepuram

Kancheepuram 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.

PROCEEDINGS OF THE ASSISTANT DIRECTOR/DEPUTY DIRECTOR(i/c),DISTRICT TOWN AND
COUNTRY PLANNING OFFICE, KANCHEEPURAM DISTRICT.

Online Building Plan Application-Planning Permission

SWP Application No: SWP/BPA/003321/2022.

Date:23.03.2023

From:-

Assistant Director/Deputy Director(i/c),
No.33/I 95, Kotrampalayam Street,
Old Employment Office, near Labour Court,
Rangaswamykulam, Kancheepuram.

To:-

Block Development officer,
SriperumbudurPanchayat Union/Taluk,
Kancheepuram District.

Sir/Madam

Subject:

Industrial Building - District Town and Country Planning Office, KancheepuramDistrict -
Kancheepuram District -SriperumbudurTaluk/Panchayat Union –Kandamangalam Village -
S.F.Nos.62/2;65;66/2;67/1,67/2A1A,67/2A1B,68/1A1,68/1B1,68/2A1;70/1A,70/2;71/1,71/2
A,71/2B,71/3;72/1,72/2A,72/2B;75/1,75/2;76/1B,76/2;77/1;78/1A1A,78/1A2A,78/1A3A;79
/1;80/2;81/1A,81/1B;96/2;97/1A,97/1B;98/1,98/2,98/3;99/1,99/2;112/2;115/1A,115/2;116
/1,116/2B2;117/1A,117/1B,117/2A,117/2B;118/1,118/2,118/3;119/1,119/2,119/3A,119/3B
;120/1,120/2;121/1A,121/1B,121/2;122;123/1,123/2A,123/2B;124/1,124/2;125/1,125/2,12
5/3;126/2;129/1;138/3A, 138/3B, 138/4; and 139- Site area of 321800.10 sq.m.-
FSlareaof149798.84sqm- **Technical Approval Issued** – Regarding.

Reference.:

1. Director of Town and Country Planning, Chennai. Technical Concurrence issued Application Reference No. SWP/BPA/003321/2022, Dated: 13.02.2023.
2. M/s.KocharPropertiesPvtLtd and Arudhra Properties Ltd Online Application Reference No. SWP/BPA/003321/2022, Dated: 27.11.2022. (Scrutiny Reference No: CNMF1CNS)
3. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
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. Director of Town and Country Planning, Chennai Circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
11. Director of Town and Country Planning, Chennai Circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
12. Director of Town and Country Planning, Chennai Circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
13. Director of Town and Country Planning, Chennai Circular Letter Roc No. 14227/2017/Spl.cell, Dated: 14.12.2017
14. Director of Town and Country Planning, Chennai Circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
15. Director of Town and Country Planning, Chennai Circular Letter Roc No. 7963/2022/K1, Dated: 23.04.2022.
16. District officer, Fire & Rescue service department Kancheepuram district NOC Letter.R.C.No.7757/A/2022, Date.13.10.2022.
17. Joint Director, Agriculture Department, Kancheepuram District NOCL.Dis.No.12541/2022/E2, Dated: 30.12.2022.
18. Water Resources Department, letter No: DB/DO.I/F.NOC-Kandamangalam-2022 Date: 10.08.2022 (R.C.C Culvert NOC)
19. Tamil Nadu Pollution Control Board, Consent order No: 2301150157874, Dated: 08.02.2023 (Red Category) Proceedings No: T4/TNPCB /F.3189SPR/RL/SPR/W/2023 Dated: 08.02.2023.
20. Demand Requested by this office letter Dated on: 21.02.2023.
21. Demand Received from Applicant M/s. Kochar Properties Pvt Ltd and Arudhra Properties Ltd Letter Dated on: 07.03.2023.

Order:

With reference to the 2nd cited letter, the applicant M/s. Kochar Properties Pvt Ltd and Arudhra Properties Ltd has requested for the approval of Industrial building at Kancheepuram District, Sriperumbudurtaluk/ Panchayat Union, Kandamangalam Village - S.F.Nos. 62/2; 65; 66/2; 67/1, 67/2A1A, 67/2A1B, 68/1A1, 68/1B1, 68/2A1; 70/1A, 70/2; 71/1, 71/2A, 71/2B, 71/3; 72/1, 72/2A, 72/2B; 75/1, 75/2; 76/1B, 76/2; 77/1; 78/1A1A, 78/1A2A, 78/1A3A; 79/1; 80/2; 81/1A, 81/1B; 96/2; 97/1A, 97/1B; 98/1, 98/2, 98/3; 99/1, 99/2; 112/2; 115/1A, 115/2; 116/1, 116/2B2; 117/1A, 117/1B, 117/2A, 117/2B; 118/1, 118/2, 118/3; 119/1, 119/2, 119/3A, 119/3B; 120/1, 120/2; 121/1A, 121/1B, 121/2; 122; 123/1, 123/2A, 123/2B; 124/1, 124/2; 125/1, 125/2, 125/3; 126/2; 129/1; 138/3A, 138/3B, 138/4; and 139- With a Site area of 321800.10 sq.m.- FSI area of Industrial Building is 149798.84sqm with reference to the 1st cited letter, The Director, Town and Country Planning, Chennai, Processed the applicant's request. The boundary of the site has been marked as "1 to 114" and the Technical Concurrence is issued under section 47(A) of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P /DTCP No:46/2023**. with the following Special and General conditions.

The area statement for the Proposed industrial building is as below.

Area of Site -321800.10sq.m

Building details: Industrial (Red Category)

Description	FSI(Sqm)	Non FSI Area(Sqm)	Total Builtup Area(Sqm)	HP Details
FACTORY-1- Ground floor	19030.33	-	20362.33	20
FACTORY-1- Mezzanine	1332.00	-		
FACTORY-2- Ground floor	21857.15	-	23381.30	30
FACTORY-2 - Mezzanine	1524.15	-		
FACTORY-4- Ground floor	16232.34	-	17352.09	20
FACTORY-4- Mezzanine	1119.75	-		
FACTORY-5- Ground floor	22229.03	-	23817.30	30
FACTORY-5-Mezzanine	1588.27	-		
FACTORY-6- Ground floor	15485.00	-	16558.60	20
FACTORY-6-Mezzanine	1073.60	-		
FACTORY-7- Ground floor	3744.20	-	4006.50	10
FACTORY-7-Mezzanine	262.30	-		
FACTORY-8- Ground floor	34351.24	-	36786.74	40
FACTORY-8-Mezzanine	2435.50	-		
FACTORY-9- Ground floor	5670.00	-	6069.00	10
FACTORY-9-Mezzanine	399.00	-		
UTILITY AREAS				
FACILITY OFFICE-Ground floor	194.04	-	194.04	-
FACILITY OFFICE-First floor	158.34	-	158.34	-
ELECTRICAL SUBSTATION -1&2-G.F	630.00	-	630.00	-
CRèche&MEDICAL CENTER-G.F	120.00	-	120.00	-
DRIVERS RESTROOM-G.F	180.00	-	180.00	-
SECURITY ROOM-1-G.F	42.60	-	42.60	-
PUMP ROOM-G.F	140.00	-	140.00	-
TOTAL	149798.84		149798.84	180 HP

With reference to the 3 to 15 cited above G.O's & Circulars, the fees payable to Government are demanded to the applicant as per 20th cited. With reference to the 21th cited, the demanded fees 1.Scrutiny fees : Rs.7,82,639/-(both online and offline), 2. Centage Charge for Land: Rs.300/- ,3.Centage Charge for Building : Rs.50000/-,4. Infrastructure and Amenities Charges :Rs.5,61,75,000/-, 5. Shelter fees:Rs.7,75,104/-,6. Display Board Charges : 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/I.B./D.D.T.C.P(KANCHEEPURAM) No.22/2023(30Sheets)** with the following special and general conditions.

Special Conditions:

1. The OSR 1 to OSR 14 total OSR area 34361.30 Sqm shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. 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 Permission is issued subject to the condition that the applicant/developer and also the architect/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.
5. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
6. 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.

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 conditions imposed in the Fire & Rescue services department, Kancheepuram district letter cited in the reference No.16 should be followed.
9. The conditions imposed in the Water Resources Department letter cited in the reference No. 18 should be followed.

General Conditions:

1. Solar water heating system to be provided to the proposed industrial building. Solar photo voltaic panels to be erected at the 1/3 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: 04.02.2019 & 31.01.2020.
5. If the Site is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000 /- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 8th cited above. The payment of charges shall be made under the following head of account.

Head of Account :

"0217 Urban Development - 60 other Urban
Development Schemes - 800 other Receipts - AS
Receipts under Land Use Conversion Charges-27"
Non Taxation fees - 09 Collections
(DPC : 0217-60-800-AS 22709).

6. Mosquito netting to be provided at OHT and well.
7. 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.
8. Fire rescue equipment should be provided as per Rules.
9. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
10. Fly Ash bricks and Materials must be used for construction.
11. 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.
12. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail

Assistant Director /Deputy Director(i/c)
District of Town & Country Planning Office,
Kancheepuram District.

Copy to

M/s. KocharProperties Pvt. Ltd &Arudhra Properties Ltd ,
No:24/12, Raghavaiah Road,T.Nagar,
Chennai – 600 017.

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.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Run the transaction in one place: documents, stamping, signatures and the parties.

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Records and verification

The registers themselves, read for you.

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Seller background check

Approval check by survey

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

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

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Chennai 600 097, India
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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.

