

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: 2/27/23 4:51 PM

From:

Joint Director / Deputy Director / Assistant

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

TO:

Block Development officer
Sriperumbudur panchayat Union
Kancheepuram District

Online Application Number:

SWP/BPA/004514/2022

Submitted Date :

-

Sir,

Subject:

Industrial Building - District Town and Country planning, Kancheepuram District –Kancheepuram District - Sriperumbudur Taluk/panchayat Union – Mevallurkuppam 'B' Village, S.F No: 275/1A, 1B, 2A,2B, 2C, 2D, 2E, 2F, 4A, 4B, 4C, 4D, 5; 276/4A, 4B, 5 & 276/6, Site Extent-29800.0 sq.m FSI Area – 15114.05 Sq.m (Block-A,B,C) Proposed Construction of Industrial Building - Technical Approval Issued – Regarding.

Reference:

Reference No.SWP/BPA/004514/2022, Dated: 13.12.2022.

Body of the letter:

1. Online Application Reference No.SWP/BPA/004514/2022, Dated: 13.12.2022. (Scrutiny Reference No: EBI5NMJF) from . M/s. Suswani Foundations Pvt Ltd.
2. Director of Town and Country Planning, Chennai. Technical Concurrence issued Application Reference No.SWP/BPA/004514/2022, Dated: 09.02.2023.
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. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
11. Director of Town and Country Planning, Chennai Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
12. Director of Town and Country Planning, Chennai Letter Roc No. 12201/2017/BA1, Dated:

22.09.2017.

13. Director of Town and Country Planning, Chennai Letter Roc No. 14227/2017/Spl.cell, Dated: 14.12.2017

14. Director of Town and Country Planning, Chennai Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.

15. Director of Town and Country Planning, Chennai Letter Roc No. 7963/2022/K1, Dated: 23.04.2022.

16. District officer, Tamilnadu Fire & Rescue service department NOC Letter.R.C.No.4969/A/2022, Date.30.08.2022.Kancheepuram District.

17. Joint Director, Agriculture Department, Kanchipuram District L.Dis.No.8017/2022/E2, Dated:22.08.2022.

18. Demand Raised by this office letter Dated on.10.02.2023.

19. Demand Received from Applicant M/s. Suswani Foundations Pvt Ltd. Letter Dated on :23.02.2023.

Order:

1. With reference to the 1st cited letter, the applicant M/s. Suswani Foundations Pvt Ltd, has requested for the approval of Industrial building at Kancheepuram District, Sriperumbudur taluk/ Panchayat Union, Mevalurkuppam Panchayat/ 'B' Village, S.F No: 275/1A, 1B, 2A,2B, 2C, 2D, 2E, 2F, 4A, 4B, 4C, 4D, 5; 276/4A, 4B, 5 & 276/6, with a Site Extent of -29800.0 sq.m and FSI Area of Industrial building is – 15114.05 Sq.m (Block-A,B,C). with reference to the 2nd 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 31" 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: 24 / 2023. with the following conditions and special conditions.

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

Area of Site - 29800.00 sq.m

Building details: Industrial (Orange Category)

S. No	Description	FSI (Sqm)	Non FSI Area(Sqm)	Total Buildup Area (Sqm)
Block A – proposed Factory / Office				
	Ground Floor (Factory Area)	9477.00	-	9477.00
	Ground Floor (Office Area)	444.00	-	444.00
	Mezz. Floor Area (Office Area)	444.00	-	444.00
	Canopy	252.00	-	252.00
Block B - Proposed Factory / Office				
	Ground Floor (Factory Area)	2519.15	-	2519.15
	Ground Floor (Office Area)	379.02	-	379.02
	Mezz. Floor Area (Office Area)	379.02	-	379.02
	Canopy	110.00	-	110.00
Block C – Proposed Factory				
	Ground Floor (Factory Area)	1069.50	-	1069.50
	Canopy	40.00	-	40.00
	Securty Room -	6.00	-	6.00
	Total Area	15114.05	6.00	15120.05

3. With respect to the 3 to 15 cited above G.O's & Circulars, the fees payable to Government are demanded to the applicant as per 18th cited. With reference to the 16th cited, the demanded fees 1.Scrutiny fees : Rs.75,005/- , 2. Centage Charge for Land: Rs.300/-,3.Centage Charge for Building : Rs.20000/-,4. Infrastructure and Amenities Charges :Rs.56,73,750/-, 5. Shelter fees:Rs.3,93,619.0/-,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.11/2023(4 Sheets) with the following special and general conditions.

Special Conditions

1. The OSR I (Earmarked as D to I) – 1790.00 Sq.m. & OSR II (Earmarked as A to C)

– 1190.00 Sq.m. with total OSR area 2980.00 Sq.m. shown in the site plan should be retained as Open Space Reservation as per TNCDDBR, 2019 Rule No.41(1)(i).

2. The conditions imposed in the Water Resources Department letter cited in the reference no. 17 should be followed.

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

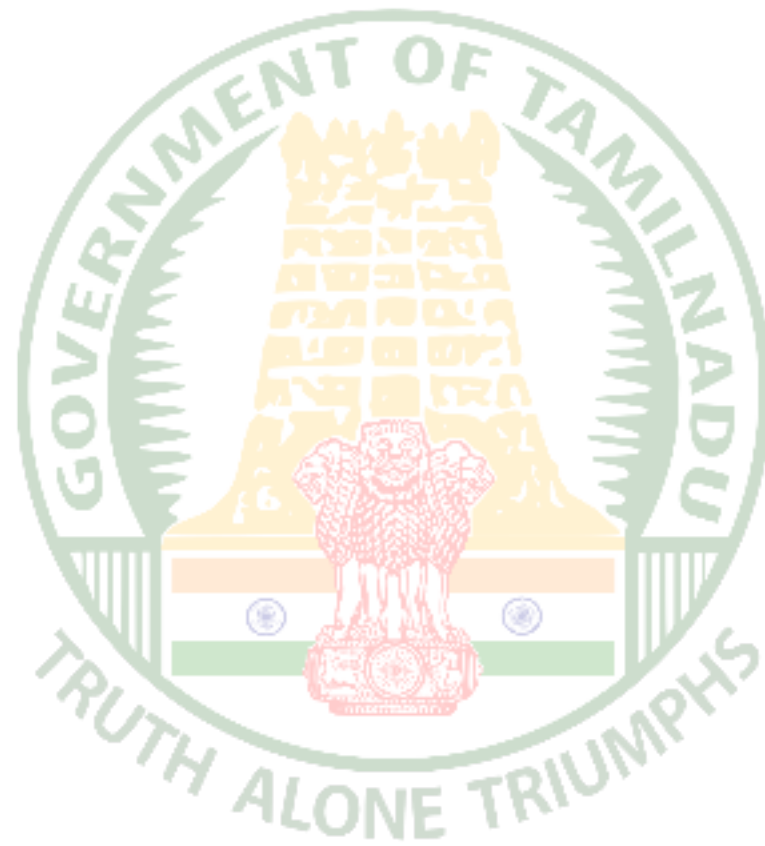
4. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
 5. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local Bodies Act. Planning 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.
 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. The Directorate 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.

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
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.

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

Copy to
M/s. Suswani Foundations Pvt Ltd.,
Represented by Mr.Suresh Chand Surana,
No.37, General Muthia Mudali Street,
Sowcarpet, Tondiarpet Village / Taluk,
Chennai 600079.



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.

