

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/0005488/2023. Date:27.03.2023

Subject: Industrial Building– District Town and Country Planning, Kancheepuram District - Kancheepuram District– Sriperumbudur Taluk – Vengadu Village and Panchayat – Approved Pillaipakkam Sipcot Industrial Park layout, (L.P/DD,TCP(CR)341/2018), Plot Nos.B5 and B6 S.F.Nos.296part, 297B part, 300Part, 301Part Site area of 56615.52 sq.m.- FSI area of 20492.16sqm – Technical Approval issued – Regarding.

Reference:

1. Director of Town and Country Planning, Chennai. Technical Concurrence issued Application Reference No. SWP/BPA/0005488/2023, Dated: 14.03.2023.
2. M/s.YOROZU JBM Automotive TamilNadu Pvt Ltd, Online Application Reference No. SWP/BPA/0005488/2023, Received Dated: 15.02.2023
3. Assistant Director/ Deputy Director (i/c), Kancheepuram District Town and country Planning office, Inspection Report of Online Application No.SWP/BPA/0005488/2023, Dated:23.01.2023.
4. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
5. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.4.
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. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
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/Spicell, Dated: 14.12.2017.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.

16. Tamil Nadu Pollution Control Board, Consent order no. 2208243726963 dated: 21.06.2022. Proceedings No.T5/TNPCB/F.0763SPR/RL/SPR/A/2022 Dated: 21.06.2022 (Red Category).
17. District Fire & Rescue Services, Kancheepuram District, Fire License No.110/2022, R.C.No:1005/A/2022, Dated: 07.03.2022.
18. Demand Requested by this office through online dated on 23.03.2023
19. Demand Received from Applicant through online M/s.YOROZU JBM Automotive Tamil Nadu Pvt Ltd Letter Dated on 24.03.2023.

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Order

1. With reference to the 2nd Cited letter, the applicant M/s. YOROZU JBM Automotive Tamil Nadu Pvt Ltd, has requested for the approval of Industrial building at Kancheepuram District, Sriperumbudur Taluk, Vengadu Village and Panchayat – Approved Pillaipakkam Sipcot Industrial Park layout(L.P/DD,TCP(CR)341/2018), Plot Nos.B5 and B6 S.F.Nos.296part, 297B part, 300 Part,301Part Site area of 56615.52 sq.m. and FSI area of Industrial Building is 20492.16sqm. The Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No:77 /2023**.

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

Area of Site - 56615.52 sq.m

Building details : Industrial Building (Red Category)

Description	FSI(Sqm)	Non FSI Area(Sqm)	Total Built up Area (Sqm)
Block -1- Factory Area	18136.68sqm	-	18136.68sqm
Block -1- Office Area	1433.44sqm	-	1433.44sqm
Block-2- Hopper Room	109.78sqm	-	109.78sqm
Block-3- Pump Room and Industrial waste storage	171.88sqm	-	171.88sqm
Block-4- Chemical storage and Paint area	107.34sqm	-	107.34sqm
Block-5- LT M.V. Room and D.G.shed	409.80sqm	-	409.80sqm
Block-6- VCB/RMG Room	60.00sqm	-	60.00sqm
Block-7- Security Room	63.24sqm	-	63.24sqm
Total	20492.16sqm	-	20492.16sqm

Total FSI Area: 20492.16sqm

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 18th cited. With reference to the 19th cited, the demanded fees 1.Scrutiny fees Rs.1,26,007/-, 2. Centage Charge for Land: Rs.300/-,3.Centage Charge for Building : Rs.49700/-,4. Infrastructure and Amenities Charges : Rs.76,87,500/-, 5. Shelter fees:Rs.5,55,363/-,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. 26 /2023 (4 Sheets) with the following special and general conditions.

Special Conditions

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
3. 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.
4. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
5. 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.

6. 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.
7. The conditions imposed in the Fire & Rescue services department, Kancheepuram District letter cited in the reference No.17 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. 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. As per references Cited Government orders & circulars Centage charges Infrastructure and amenities charges, Shelter fund and other relevant charges to be collected and further action shall be taken by the District officer.

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

To:
Block Development officer,
Sriperumbudur Panchayat Union/Taluk,
Kancheepuram District.

Copy To:

M/s.YOROZU JBM Automotive TamilNadu Pvt Ltd
Plot No. B5 & B6, SIPCOT Industrial Park ,
Phase-II, Vengadu Village,
Sriperumbudur Taluk,
Kancheepuram District – 602 105

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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Deal Room

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

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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

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Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

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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

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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.

