

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–Technical Approval

SWP Application No: SWP/BPA/007519/2023.

Date: 09.06.2023

Subject:

Additional Industrial Building – District Town and Country Planning Office, Kancheepuram District –Kancheepuram District – Kundrathur Taluk/ Panchayath Union – Oragadam Village, S.F Nos: 42/9B, 111/4A, 4B, 7A, 7B, 10, 12A, 12B, 12C, 13, 14, 15, 16, 17, 18, 19; 115/1 – Site Area : 47815.84 sqm – FSI Area: 27278.26 sqm – Now additional site area has been added with already approved site area in Oragadam village, S.F.Nos: 115/4B, 6; 123/3A, 3B, 4, 5A, 5B, 6, 7, 8, 9, 10; 127/1B, 1C, 1D, 1E, 1F, 4 Proposed additional site area: 32295sqm – Total Site area: 80110.84Sqm – Proposed additional FSI Area: 13405.82sqm – Total FSI Area: 40684.08sqm with 250HP for the Proposed Construction of Additional Industrial Building – Technical Approval Issued – **Forwarding for further action** – Regarding.

Reference.:

1. Online Application Reference No. SWP/BPA/007519/2023, Dated: 21.02.2023. (Scrutiny Reference No: BXM7N1YR) received from M/s. Preethi Properties.
2. The Director of Town and Country Planning, Chennai. Technical Concurrence issued for the Online application reference No. SWP/BPA/007519/2023, dated.24.05.2023.
3. Proceedings of the Director of Town and Country Planning, Roc No: 970/2021/Spicell, Dated: 15.02.21 (Approval No:68/2021)
4. Proceedings of the Deputy Director, Kancheepuram District Town and Country Planning Office, Roc No:1312/2020/KD-2, Dated: 19.02.2021 (Approval No:17/2021)
5. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
7. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
8. G.O.No.1, Housing and Urban Development Department, Dated: 05.01.2021.
9. 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.
- 10.G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020.
11. G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.

12. Director of Town and Country Planning, Chennai (Circular), Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
13. Director of Town and Country Planning, Chennai Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
14. Director of Town and Country Planning, Chennai Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
15. Director of Town and Country Planning, Chennai Letter Roc No. 14227/2017/Spl.cell, Dated: 14.12.2017.
16. Director of Town and Country Planning, Chennai Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
17. Director of Town and Country Planning, Chennai Letter Roc No. 7963/2022/K1, Dated: 11.04.2023.
18. District Collector, Kanchipuram District, Wet land NOC Letter Pa.Mu.No.10017/2020/B3, Dated: 20.10.2020.
19. District Forest Officer, Chengalpattu Division, Kanchipuram District, NOC letter No. C.No.D/6856/2020, Dated:08.01.2021.
20. District officer, Tamilnadu Fire & Rescue services Department Kancheepuram District. NOC Letter. O.Mu.No. 03/A/2023, Date.06.01.2023.
21. Joint Director, Agricultural Department, Kancheepuram District Dry Land NOC Letter O.Mu.No. 2175/2023/C2, Dated: 21.03.2023.
22. Demand raised by this office through online dated on 25.05.2023.
23. Payment received from applicant through online M/s. Preethi Properties Dated:30.05.2023& 05.06.2023(Remaining Shelter Fund through offline).

Order :

With reference to the 1st cited letter, the applicant M/s.Preethi Properties, has requested for the approval of additional construction of Industrial building in addition to the Technical Approval has already been issued in the reference 4th cited for the FSI area of 27278.26 sqm with site area of 47815.84Sqm at Kancheepuram District, Kundrathur Taluk, Oragadam village, S.F.Nos. 42/9B,111/4A,4B,7A,7B, 10,12A,12B,12C,13,14, 15,16,17,18,19;115/1.. Now the additional site area of 32295.00 sqm and additional industrial building FSI area of 13405.82 sqm with 250HP has been added to the already approved site area at Oragadam village, S.F.Nos: 115/4B,6; 123/3A, 3B, 4, 5A, 5B, 6, 7, 8, 9, 10; 127/1B, 1C,1D,1E,1F,4. Therefore total area of the site is 80110.84 sqm. With reference to the letter 2nd cited, The Director of Town and Country Planning, Chennai, processed the applicant's request. The proposed additional industrial building application has been accepted and the boundary of the site has been marked as "1 to 80" by The Director of Town and Country Planning. Technical Concurrence has been issued under section 47(A)of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P./DTCP NO.173/2023

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

Area of Site – 80110.84 sq.m

Building details: Factory (Green Category)

S..No.	Description	FSI Area (Sqm)	NON-FSI Area (Sqm)	Total Built-up Area (Sqm)
1.	Proposed Factory (G.F)	13285.82	–	13285.82
2.	Canteen	60.00	–	60.00
3	Toilet	60.00	–	60.00
Total Area		13405.82	–	13405.82

Already Approved FSI Area : 27278.26Sqm
Proposed FSI Area : 13405.82Sqm
Total FSI Area : 40684.08Sqm
FSI Achieved = 0.51 < 1.5
OSR = 10% of site area provided(8128.12 sqm.)

With reference to the 5 to 17 cited above G.O's and Circulars, the fees payable to the Government are demanded to the applicant as per reference 22nd cited. And as per the reference cited in 23rd the requested fees such as 1) Scrutiny fee : Rs.76,754/–, 2) I & A Charges Rs. 50,27,250/–, 3) Centage charge for Building– Rs.20,000/–, 4) Centage Charge for land Rs. 300/–, 5) Display Board Deposit Rs.1,500/–, 6) Shelter Fund Rs.(7,44,029 + 2,15,000) = 9,59,029/– are received in the Government head of account through online single window portal. In continuation of receipt of the above said fees, the boundary of the site has been marked as "1 to 80" and the technical approval is issued for the proposed additional industrial building drawings and numbered as **SWP/B.P (Industry) / D.D.T.C.P (KPM) No.58/2023** (04 Sheets) with the following special and general conditions.

Special Conditions :

1. The OSR I to OSR 4 total OSR area 8128.12 Sqm shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i)
2. The conditions imposed in the Wet Land NOC, Forest NOC, Fire NOC, cited in the reference no. 15 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 rule are made there under and do 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 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 1/3rd 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 TNCDBR – 2019 annexure.
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 equipments should be provided as per Rules
8. As per G.O. No.341 MAWS dated: 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Applicant should obtain constant from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for Discharge of sewage.

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 local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
13. 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.
14. 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).**

The acknowledgement of receipt of this 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.

To :

The Block Development Officer(B.P)
Kundrathur Panchayat Union / Taluk,
Kancheepuram District.

Copy to:

M/s. PREETHI PROPERTIES
NO.7/4, 6th cross street, Karpagam garden,
Adayar, Chennai-600020.

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

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

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

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
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Services we run
for you
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The LandLens
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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

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.

