

PP

APPROVAL RECORD

Planning Permission

Ramanathapuram
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

Application No: SWP/BPA/0007522/2023

Date: 12.04.2024.

Sir / Madam,

Subject : **Revised and Additional Industrial Building–** District Town & Country Planning Office, Kancheepuram District – Kancheepuram District – Sriperumbudur Taluk – Pennallur village – Already approved site in S.F. No.151/3B with Site area of 20200.00 sq.m & Approved FSI area 2306.58 sq.m – Approval requested for Proposed Additional FSI area 3890.58sq.m –Technical Concurrence is received for Revised and Additional Building – Following that Technical Approval is issued – Forwarded for further action – Regarding.

Reference:

1. The Director, Town & Country Planning Department, Chennai Technical Concurrence issued through online SWP Application No. SWP/BPA/0007522/2023, DATED: 09.01.2024
2. M/s. CEV Engineering Pvt Ltd, Online Application No. SWP/BPA/0007522/2023, Dated: 01.03.2023, 08.08.2023, 06.11.2023 & 01.12.2023
3. The Assistant Director / Deputy Director(i/c), Kancheepuram District Town & Country Planning Office, Inspection Report Dated: 07.04.2023.
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.
8. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
10. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
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/Spl.Cell, Dated: 14.12.2017.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
16. Station officer, Fire & Rescue Services, Kancheepuram, L.Dis.No.770/A/2023, Dated:31.01.2023.
17. Regional Deputy Director of Town and Country Planning, Proceedings letter Roc.No.4150/2013/CR3,Dated:31.12.2013. (B.P/DDTCP(CR) No.124A/2013)
18. Single Window Portal Applications belongs to MSMEs onlineCAF No.131311, Dated: 23.08.2023.
19. Demand raised by this office through online dated on 18.01.2024.
20. Payment received from applicant M/s. CEV Engineering Pvt. Ltd, through online Dated: 02.02.2024 and Offline Balance Scrutiny fees Dated: 03.04.2024.

.....X.....

Order

1. With reference to the 1st Cited letter, the applicant M/s.CEV Engineering Pvt. Ltd. has requested for the revised and additional construction of Industrial building in addition to the already approved vide reference 17th cited at Kancheepuram District, Sriperumbudur Taluk, Pennallur village. Already approved site in S.F. No.151/3B with Site area of 20200.00 sq.m & approved FSI area 2306.58 sq.m, now applicant requested approval for the proposed additional FSI area 3890.58 sq.m has been added to the above said approval. The Director, DTCP Chennai has accepted the Applicant request and the Technical Concurrence is received under section 49 of Town and Country Planning Act, 1971 for the above revised and additional industrial building proposal and numbered as **B.P/DTCP No: 503 /2023**
2. The area statement for the revised and additional Industrial building is as below.

Total Site Extent – 22250.60sq.m.

OSR Gifted area (S.No.151/3A) – 2050.60 sq.m.

Balance Site area (S.No.151/3B) – 20200 sq.m.

Proposed additional Industrial building area details (Green Category – CNG Assembly)

Sl. No	Description	FSI(Sqm)	Non FSI Area(Sqm)	Total Buildup Area (Sqm)
1	Block 1 – Factory 1 – Ground Floor	264.71	-	264.71
2	Block 2 – Factory 2 – Ground Floor	2861.00	-	2861.00
	Block 2 – Factory 2 – Mazzanine Floor	720.50	-	720.50
3	Block 3 – Security Room	13.25	-	13.25
4	Block 4 – Pump Room	12.00	-	12.00
5	Block 5 – PCP Toilet	6.87	-	6.87
6	Block 6 – Nitrogen Tank	12.25	-	12.25
Total Proposed Additional Area		3,890.58	-	3,890.58
To be demolished area				
7	Block 7 – Fire Pump House	15.00	-	85.25
8	Block 8 – Shed	30.00	-	30.00
Total to be demolished area		45.00	-	45.00

Proposed Additional FSI area–3890.58 sq.m

Already approved existing FSI Area – 2306.58 sq.m

Total FSI achieved – 0.278, Total H.P–335.12

The Technical Concurrence is received with the following Special and General Conditions

With reference to the 4 to 15 cited above G.O's and Circulars, the fees payable to the Government are demanded to the applicant as per 19 cited. As per 20 cited above the fees 1) Scrutiny fees: Rs.12,356 /- + Rs.29,000/- (Offline), 2) Centage Charge for Land Rs.600/-, 3) Centage Charge for Building Rs.25,000/-, 4) Infrastructure and Amenities Charges Rs.14,62,500/-, 5) Shelter Charge Rs.17,128/-, 6) Display Board Charges Rs.1500/- 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 under section 47(A) of Town and Country planning Act 1971 for the above proposal and numbered as **SWP/B.P (INDUSTRY) / D.D.T.C.P (KPM) No.45/2023 (Sheets: 5)** with the following Special and General conditions

Special Conditions

1. The 10% OSR area 2050.60 sq.m has already gifted to the local body vide Gift deed document No. 14847 / 2013 in S.F.No.151/3A.
2. To be demolished blocks listed in the area statement has been demolished by the applicant.
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 of Tamil Nadu combined development and building rules, 2019 (TNCD&BR,2019).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 as prescribed TNCD & BR,2019.
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 Town and Country Planning Department is not legally certifying the title to the ownership by granting this technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant is above 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. 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 G.O 79, H&UD department dated: 04.05.2017. 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)"

9. The conditions imposed in the Fire NOC cited in the reference No. 16 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 are collected and take further action by the Local Body.

Encl.

Drawings – Sheets 1 to 5

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

To

The Block Development Officer,
Sriperumbudur Panchayat Union / Taluk,
Kancheepuram District.

Copy to

M/s.CEV Engineering Pvt Ltd

151/3, Pennalur Village,

Sriperubudur Taluk,

Kancheepuram – 602105

Ph.No: 9994808579.

E-mail: deetacc2016@gmail.com



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.

[/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.

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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

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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.

