

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/008767/2023.

Date: 27.07.2023

Subject:

Industrial Building- Kancheepuram District, Kundrathur Taluk, Vadakkupattu 'A' village - S.F.Nos. 19/2A1B, 19/3, 19/4, 22/1, 22/2A1, 22/2C, 23, 24/1, 24/2, 28/1, 28/2, 29/1, 29/2,30/1A1, 30/1B, 30/2A, 30/3A, 31/1B, 31/2A1, 31/2B, 32,51/1, 51/2,52/1B, 52/2A, 52/3A, 52/4A, 52/4B, 64/3, 52/1A, 66/1, 67/1A, 68/1,69/1A, 69/2A, 70/1A, 70/1B, 70/2A, 71/1, 71/2, 71/3A2, 71/3B, 71/3C,71/3D, 71/3E1, 71/3E2, 71/3E3, 72/2, 73/2A, 27/1, 27/2, 53/3, 25, 26, 27/3A,27/3B, 33, 34/1, 34/2, 27/4, 213/1, 214, 215/1, 215/2, 215/3A, 215/3B,215/4, 215/5, 216/1, 216/2, 217/1, 217/2A1, 217/3, 218, 219/1, 210/1,210/2, 212/1A, 212/1B, 212/1C, 212/2A1, 212/2A2, 212/2A3, 212/2B,212/3A, 212/3B, 213/2, 213/3, 217/2A2, 217/2B, 219/2, 219/3, 220/1,220/2, 221 and Vadakkupattu 'B' village S.Nos. 1026/2A, and Bhadharwadi Village S.Nos. 14/2B, 14/3, 14/4, 14/7, 14/8, 15/1C2, 15/2A2, 15/3A, 15/4A, 15/5B1 –Site Area : 350931.00Sqm-FSI Area:1,51,126.48 sqm – Now additional site area has been added withalready approved site area in Vadakkupattu 'A' village, S.F.Nos: 201/1, 201/2A, 201/2B, 205/1, 205/2, 206/1A1, 206/2A2, 206/1A3, 206/1B1,206/1B2, 206/1C, 207/1, 207/2 Proposed additional site area: 33200.00 sqm –Total Site area: 384131.00Sqm- Proposed additional FSI Area: 17257.37sqm- Total FSI Area: 1,68,383.85 sqm- Technical Approval issued-

Forwarding for further action - Regarding.

Reference:

1. M/s.Volumnus Developers Pvt Ltd, Online Application No. SWP/BPA/008767/2023, Dated: 05.04.2023.(Scrutiny Reference No: **A5BV61VE**)
2. Director of Town and Country Planning, Chennai, Technical Concurrence issued for the online application No. SWP/BPA/0008767/2023, Dated 03.07.2023.
3. Director of Town and country planning Proceedings Roc No: 1987/2023/SpIcell, Dated: 20.04.2023. (Approval No:146/2023)
4. Deputy Director, Kancheepuram District Town and countryPlanning office, 2548/2022/KD-2, Dated: 19.06.2021(Approval No:59/2023)

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. 4367/2019/BA2, Dated: 05.02.2020.
17. Director of Town and Country Planning, Chennai Letter Roc No. 7963/2022/K1, Dated: 23.04.2022.
18. District Collector Kancheepuram, Wet Land Noc R.Dis.No: 16989/2022/B3, Dated: 16.12.2022 & R.Dis.No: 10936/2017/B3, Dated: 12.06.2018
19. District Fire & Rescue Services, Kancheepuram District Noc No: L. Dis No: 2681/A/2023, Dated: 13.04.2023.
20. Demand raised by this office through online dated on 05.07.2023 & Offline Shelter fund on.13.07.2023.
21. Payment Received from Applicant M/s.Volumnus Developers Pvt Ltd, through online Dated:13.07.2023 & Offline Dated. 25.07.2023

Order:

1. With reference to the 1st Cited letter, the applicant M/s.Volumnus Developers Pvt Ltd, has requested for the approval for additional construction of Industry building

in addition to the Planning permission has already been issued in the reference 4th cited for an FSI area of 1,51,126.48 sqm in a site area of 350931.00 Sqm at Kancheepuram District, Kundrathur Taluk, Oragadam village, S.F.Nos. 19/2A1B, 19/3, 19/4, 22/1, 22/2A1, 22/2C, 23, 24/1, 24/2, 28/1, 28/2, 29/1, 29/2, 30/1A1, 30/1B, 30/2A, 30/3A, 31/1B, 31/2A1, 31/2B, 32, 51/1, 51/2, 52/1B, 52/2A, 52/3A, 52/4A, 52/4B, 64/3, 52/1A, 66/1, 67/1A, 68/1, 69/1A, 69/2A, 70/1A, 70/1B, 70/2A, 71/1, 71/2, 71/3A2, 71/3B, 71/3C, 71/3D, 71/3E1, 71/3E2, 71/3E3, 72/2, 73/2A, 27/1, 27/2, 53/3, 25, 26, 27/3A, 27/3B, 33, 34/1, 34/2, 27/4, 213/1, 214, 215/1, 215/2, 215/3A, 215/3B, 215/4, 215/5, 216/1, 216/2, 217/1, 217/2A1, 217/3, 218, 219/1, 210/1, 210/2, 212/1A, 212/1B, 212/1C, 212/2A1, 212/2A2, 212/2A3, 212/2B, 212/3A, 212/3B, 213/2, 213/3, 217/2A2, 217/2B, 219/2, 219/3, 220/1, 220/2, 221 and Vadakkupattu 'B' village S.Nos. 1026/2A, and Bhadharwadi Village S.Nos. 14/2B, 14/3, 14/4, 14/7, 14/8, 15/1C2, 15/2A2, 15/3A, 15/4A, 15/5B1. Now an additional site area has been added to the already approved site area at Vadakkupattu 'A' village, S.F.Nos: 201/1, 201/2A, 201/2B, 205/1, 205/2, 206/1A1, 206/2A2, 206/1A3, 206/1B1, 206/1B2, 206/1C, 207/1, 207/2 in 33200.00 sqm site area

has been added and the total site area is 384131.00 Sqm with a proposed additional FSI area of 17257.37 sqm. Assistant Director of Kancheepuram District Town and Country Planning Office has recommended the proposal with a site inspection remarks.

Based on the Assistant Director recommendation, the applicant request has been accepted and the boundary of the site has been marked as '1 to 113'.

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: 235/2023**.

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

Site Area - 350931.00 + 33200.00 = 384131.00 Sqm

3. Building area details : Industrial Building

PROPOSED ADDITIONAL INDUSTRIAL BUILDING AREA DETAILS				
S. No.	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILTUP AREA (SQ.M)
1	Existing Building -7 Canopy Area (Additional)	244.95	-	244.95

2	Additional Building – 7 Ground Floor-MFG & Light Engineering Assembly Including Canopy Area	3059.15	-	3059.15
3	Proposed Building – 12 Ground Floor - MFG & Light Engineering Assembly Including Canopy Area	13953.27	-	13953.27
	Total	17257.37	-	17257.37

Already Approved FSI Area : 1,51,126.48 Sqm

Proposed FSI Area : 17257.37 Sqm

Total FSI Area : 1,68,383.85 Sqm

1. The Technical Concurrence issued with the following Special and General Conditions: -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 20 cited. And as per the reference cited in 21st the requested fees such 1) Scrutiny fee : Rs.84,314/- 2) I & A Charges Rs. 64,80,000/-, 3) Centage charge for Building- Rs.5000/-, 4) Centage Charge for land Rs. 600/-, 5) Shelter Charge: Rs. 6,83,298/-, + Offline Rs.18,80,000/- 6) Display Board Deposit 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 Proposed Industrial building drawings are numbered as **SWP/BP (Industry) / D.D.T.C.P (KPM) No. 76/2023** (03 Sheet) with the following special and general conditions:

Special Conditions

1. The OSR 1 to 6 total OSR area 39224.00 Sqm shown in the site plan should be retained as OpenSpace Reservation as per TNCD BR, 2019 Rule No.41(1)(i).
2. The conditions imposed in the 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.
9. The conditions in the Wet land NOC issued by District Collector Kancheepuram in the reference 17th cited should be followed.
10. EIA Clearance for the proposed additional construction should be obtained before commencement of work.
11. Patta channels in the proposed site shall be rerouted without changing the entry and exit points with reference to the ground slope with concern Department NOC.

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 9th 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. Volumnus Developers Pvt. Ltd,
No:75, Century Centre,
TTK Road, Alwarpet,
Chennai - 600 018.

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

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What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

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Floor space index

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What the plan says can happen on this land.

Land use zone finder

CMDA land use check

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Registers and directories

Who holds it, and which office keeps the record.

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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.

