

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/009663/2023

Date: .12.2023

Industrial Building – District Town and Country planning, Kancheepuram District Sriperumbudur Taluk/Panchayat Union, Santhavellur 'C' Village, SIPCOT allotted Site Survey nos. 353, 365, 366, 368Pt, 369Pt, 370pt, 371pt, 372pt, 373, 374, 390pt, 391pt & 392pt, (Excluding Channel S.Nos: 367 & 368/2) Site area of 4,04,686Sq.m – FSI area of 1,09,616.54Sq.m with 16544.47HP – Technical Approval issued for proposed industrial building construction –Forwarded for further action – Regarding

Reference.

1. M/S. Flextronics Technologies India Private Limited, Online Application No. SWP/BPA/009663/2023, Dated: 23.05.2023
2. Director of Town and Country Planning, Chennai, Technical Concurrence issued Online Application No. SWP/BPA/009663/2023, Dated: 10.11.2023
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
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 Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
13. Director of Town and Country Planning, Chennai Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
14. Director of Town and Country Planning, Chennai Letter Roc No. 14227/2017/Spl.cell, Dated: 14.12.2017.
15. Director of Town and Country Planning, Chennai Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
16. Director of Town and Country Planning, Chennai Letter Roc No. 7963/2022/K1, Dated: 23.04.2022.
17. Director of Town and Country Planning, Chennai Letter Roc No.7963/2022/K1, Dated: 11.04.2023.

18. District Fire & Rescue Services Department, Kancheepuram District Fire
Noc.No:3931/A/2023, Dated:22.05.2023
19. Chief Engineer WRD, Chennai Region, Letter No.DB /T5(3)/F – 7740
RCC culvert Santhavellur 'C' Village/2023, Dated.25.09.2023
20. Tamilnadu Pollution Control Board Consent Order No.2308249232191,
Proceedings No.F/0364SPR/OL/DEE/TNPCB /SPR/A / 2023, Dated :
29.04.2023.
21. Tamilnadu Pollution Control Board Consent Order No.2308149232191,
Proceedings No.F/0364SPR/OL/DEE/TNPCB/SPR/W/2023 DATED:
29.04.2023
22. Demand Requested by this office through online dated on. 17.11.2023
23. Demand Received from Applicant M/S. Flextronics Technologies India Private
Limited, through online I&A, centage fees etc.. paid on : 15.12.2023 and balance
scrutiny fees paid through offline dated: 20.11.2023

Order:

With reference to from the 1st cited letters, the applicant M/S. Flextronics Technologies India Private Limited, has requested for the approval of industrial building at Kancheepuram District, Sriperumbudur Taluk, Santhavellur 'C' Village, SIPCOT allotted Site Survey Nos. 353, 365, 366, 368Pt, 369Pt, 370Pt, 371pt, 372pt, 373, 374,390Pt, 391pt & 392pt, (Excluding Channel S.Nos: 367 & 368/2) Site area of 4,04,686Sq.m – FSI area of 1,09,616.54Sq.m with 16544.47 HP reference to the 2nd cited letter, The Director of Town and Country Planning, Chennai processed the applicant request based on the proposed construction of Industrial Building application and the boundary of the site has been marked as "1 to 32". 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 / D.T.C.P No: 418 / 2023.

Area Statement:

Category of industry: Orange

Site Extent –404686.00 Sq.m

Sl.No	Description	FSI (Sq.m)	Non FSI (Sq.m)	Built up area (Sq.m)
Factory Building 1				
1.	Ground Floor (Work Shop)	37249.55	–	47290.77
2.	Mezzanine Floor (Office)	328.86	–	
3.	Connecting Corridor	1414.24	–	
4.	Material Store	7217.25	–	
	Canopy	1080.87	–	

	Factory Building-2			
5.	Ground Floor (Work Shop)	34381.18	-	55564.46
6.	Mezzanine-1 (Office)	68.80	-	
7.	Mezzanine-2 (Office)	33.20	-	
8.	Mezzanine-3 (Office)	197.23	-	
9.	Mezzanine-4 (Office)	198.18	-	
10.	Connecting Corridor	285.29	-	
11.	Material Store	18629.37	-	
12.	Material Store- Mezzanine-2	445.27	-	
	Canopy	1325.94	-	
13.	Battery UPS Room Ground Floor	90.94	-	90.94
14.	Fire and Pump Room Ground Floor	481.26	-	481.26
15.	Switch Gear Room Ground Floor	213.36	-	213.36
16.	Shed-1 Ground Floor	29.58	-	29.58
17.	Security -1 Ground Floor	17.87	-	17.87
18.	Security -2 Ground Floor	33.14	-	33.14
19.	Driver Rest Room Ground Floor	87.00	-	87.00
20.	Contractors Room Ground Floor	87.00	-	87.00
21.	Rest Room-1 Ground Floor	29.36	-	29.36
22.	Rest Room-2 Ground Floor	29.36	-	29.36
23.	Bus Shelter Ground Floor	3473.40	-	3473.40
24.	Mv Panel Room Ground Floor	89.93	-	89.93
25.	Storage Area Ground Floor	1020.19	-	1020.19
26.	Weigh Bridge Room Ground Floor	14.06	-	14.06
27.	House Keeping Ground Floor	142.80	-	142.80
28.	Store Shed Ground Floor	60.00	-	60.00

29.	Shed-2 Ground Floor	53.87	-	53.87
30.	Pump Room -2 Ground Floor	39.83	-	39.83
31.	Compressor Shed Ground Floor	6.93	-	6.93
32.	STP Control Room Ground Floor	55.93	-	55.93
33.	Pump Room Ground Floor	503.16	-	503.16
34.	Scrap Shed Ground Floor	202.34	-	202.34
35.	Open Scrap Dumping Yard	-	1242.92	1242.92
36.	N2 Cylinder Open Yard	-	225.92	225.92
37.	Factory Chiller Open Yard	-	1208.40	1208.40
38.	Open Chiller Yard	-	345.75	345.75
39.	Open D G.SET-1	-	320.91	320.91
40.	UG Diesel Tank & Pump Below Ground	-	200.00	200.00
41.	Open D G.SET-2	-	301.34	301.34
42.	Open Compressor Yard	-	202.70	202.70
43.	Septic Tank Below Ground	-	11.70	11.70
44.	Open D G.SET-2	-	249.87	249.87
45.	Open Compressor Yard-2	-	137.61	137.61
	Total	109616.54	4446.20	114062.74

FSI Area=109616.54Sqm,

FSI Achieved - 0.27 < 1.50

OSR Provided=40540.10 Sq.m

With reference to the 3 to 17 cited above G.O's and Circulars, the fees payable to the Government are demanded to the applicant as per 22 cited. As per 23 cited above the fees 1)Scrutiny fees Rs. (8,16,481+20,000)=8,36,481/-, 2)Centage Charge for Land Rs600/-, 3)Centage Charge for Building Rs1,00,000/-, 4)Infrastructure and Amenities Charges Rs4,11,18,750/-, 5) Shelter Charge Rs2,52,57,920/- and 6) Display Board Charges Rs1500/ 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 32" and 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 (INDUSTRIAL) / D.D.T.C.P (KPM) No. 125/2023 (Sheets: 01 to 03)** with the following Special and general conditions.

Special Conditions

1. The OSR Area 40540.10 Sq.m (Earmarked A to P) 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 Fire NOC cited in the reference No.18 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. Conditions laid in the NOC issued by Tamil Nadu Pollution Control Board in the reference 20 and 21 shall be followed scrupulously.
7. This office 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. Condition laid in the culvert NOC issued by Chief Engineer WRD Chennai region in the reference cited 19 shall be followed scrupulously

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 equipment 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 consent 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).

- 15) The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail

Encl:

Drawing sheets: 1 to 3

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

To:

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

Copy to:

M/S. Flextronics Technologies India Private Limited,
SIPCOT Industrial Park Phase 2,
Santhavellore village, Sungavachathiram,
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.

[/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

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
/tools



Services we run
for you
/services



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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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.

