

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/0043707/2023

Date: .12.2023

Sir / Madam,

Subject : **Industrial Building** – District Town and Country Planning, Kancheepuram District – Kancheepuram District – Sriperumbudhur Taluk – Sengadu Village – S.F.Nos.94/1A1A2, 1B; 96/1A1,1A2 – Site Extent of 12544.00 sq.m with 222.00 HP – FSI area of 7494.80 sq.m with 222.00 HP – Technical Concurrence received – Technical Approval issued for Proposed Industrial Building construction – Forwarded for further action – Regarding.

- Reference :**
1. The Director, District Town & Country Planning Department, Chennai Technical Concurrence issued through online SWP Application No. SWP/BPA/0043707/2023, Dated: 18.12.2023.
 2. M/s.Pragathi Warehousing, Online Application No. SWP/BPA/0043707/2023, Dated: 17.10.2023, 20.11.2023 & 14.12.2023.
 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.01, 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 WaterSupply, 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. District Officer, Fire & Rescue Services Department, Kancheepuram, L.Dis No.4151/A/2023, Dated:30.05.2023.
17. Joint Director, Agriculture Department, Kancheepuram District L.Dis.No.3144/2023/E2, Dated:03.05.2023.
18. Single Window Portal Application MSMEs of Tamil Nadu , CAF ID.133090, Dated:20.09.2023.
19. Demand requested by this office through online dated on: 19.12.2023.
20. Demand received from applicant M/s.Pragathi Warehousing, through online I&A, Centage fee etc., paid dated on: 19.12.2023.

Order

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1. With reference to the 2nd Cited letter, the applicant M/s. Pragathi Warehousing has requested for the approval of Industrial building at Kancheepuram District, Sriperumbudhur Taluk, Sengadu Village – S.F.Nos.94/1A1A2, 1B; 96/1A1, 1A2 – Site Extent of 12544.00 sq.m – FSI area of 7494.80 sq.m with 222.00 HP. With reference to the 1st letter cited The Director, DTCP Chennai has accepted the applicant request and the boundary of the site has been marked as "1 to 15". The Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P / D.T.C.P No: 477 / 2023.**

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

Area of the Site – 12544.00 Sq.m.

Proposed Building details: Industrial Building (Orange Category – LightEngineering)

S.No.	Description	FSI (sqm)	Non FSI Area(sqm)	Total Buildup Area (sqm)
1	Block – 1 (Industrial)			
	Ground Floor	2698.08	–	2698.08
	Mezzanine Floor (Office)	444.80	–	444.80
	Canopy Area	23.40	–	23.40

2	Block – 2 (Industrial)			
	Ground Floor	3796.12	–	3796.12
	Mezzanine Floor (Office)	509.00	–	509.00
	Canopy Area	23.40	–	23.40
3	Security –Ground Floor	–	6.25	6.25
	Total Area	7494.80	6.25	7501.05

Total FSI Area – 7494.80 sq.m

FSI Achieved – 0.60 < 1.5

Total No. of H.P – 222.00

OSR Provided – 1256.10 sq.m.

With reference to the 3 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.34,546 /–, 2) Centage Charge for Land Rs.300/–, 3) Centage Charge for Building Rs.20,000/–, 4) Infrastructure and Amenities Charges Including late fee Rs.28,20,000/–, 5) Shelter Charge Rs.2,67,743/–, 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 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.129/2023 (Sheets: 6)** with the following Special and General conditions.

Special Conditions

1. The OSR area is 1256.10 Sq.m. (Earmarked A to J) shown in the site plan should be retained as Open Space Reservation as per TNCD BR, 2019 Rule No.41(1)(i).
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. 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.

5. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.

6. 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.

7. The conditions imposed in the Fire NOC cited in the reference No.16 should be followed.

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 1/3 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 may 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. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for Discharge of sewage.
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 6

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.Pragathi Warehousing,
No 14/6,Sundarlal Nahata Avenue,
Kilpauk,
Purasawakkam Village,
Chennai – 600010
Ph.No: 9087134567
E-mail id: janakiramancontact@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.

[/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.

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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

Water bodies finder

Airport height clearance

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
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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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