

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.



**INGS OF THE ASSISTANT DIRECTOR/DEPUTY DIRECTOR(i/c),
DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
KANCHEEPURAM DISTRICT.**

Online Building Plan Application-Technical Approval

tion No: SWP/BPA/0072000/2023.

Date: 08.04.2024

Subject:

Proposed Industrial Building - DTCP, Chennai - Kancheepuram District-Sriperumbudur Taluk, Vadagal - B Village, Vallam- Vadagal Sipcot Industrial Park, (Approved SIPCOT Layout No:126/2020) Plot No. G-70, S.F.Nos.159pt & 160pt, Site area of 31241.73.00sq.m - FSI area of 19898.48sq.m, Technical Concurrence issued - Forwarded for further action - Regarding.

Reference.:

1. Director of Town and Country Planning, Chennai, Technical Concurrence issued for the online application No. SWP/BPA/0072000/2023, Dated.26.02.2024.
2. M/s.Yeemak Imas LLP, Represented by Thiru.P.Sudharsan, Online Application Reference No. SWP/BPA/0072000/2023, Dated: 07.12.2023. (Scrutiny Reference No: KW42OVR4)
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 & G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
8. G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020.
9. G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.
10. Director of Town and Country Planning, Chennai (Circular), Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
11. Director of Town and Country Planning, Chennai Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
12. Director of Town and Country Planning, Chennai Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
13. Director of Town and Country Planning, Chennai Letter Roc No. 14227/2017/Spl.cell, Dated: 14.12.2017.
14. Director of Town and Country Planning, Chennai Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
15. Director of Town and Country Planning, Chennai Letter Roc No. 7963/2022/K1, Dated: 23.04.2022.

16. Tamil Nadu Pollution Control Board, Consent order no. 2305251351314, Dated: 20.04.2023. Proceedings No.F.2095SPR/GL/DEE/TNPCB/SPR/A/2023, Dated: 20.04.2023 (Green Category).
17. Tamil Nadu Pollution Control Board, Consent order no. 2305151351314, Dated:20.04.2023. Proceedings No. F.2095SPR/GL/DEE/TNPCB/SPR/W/2023, Dated:20.04.2023 (Green Category).
18. District Fire officer, Kancheepuram District Fire & Rescue Services, L.Dis.No.9284/A/2023, Dated:08.12.2023.
19. Demand raised by this office through online dated on. 27.02.2024.
20. Demand raised by this office letter no.56/2024, dated on. 05.04.2024.
21. Payment Received from Applicant M/s.Yeemak Imas LLP, Represented by Thiru.P.Sudharsan, through online Dated:07.12.2023, 02.04.2024.
22. Payment Received from Applicant M/s.Yeemak Imas LLP, Represented by Thiru.P.Sudharsan, letter Dated:08.04.2024. [E-Challon No:20240405040374, Dated: 05.04.2024].

Order:

With reference to the 2nd Cited letter, the applicant M/s.Yeemak Imas LLP, Represented by Thiru.P.Sudharsan, has requested for the approval of proposed Industrial building in Kancheepuram District – Sriperumbudur Taluk, Vadagal - B Village, Vallam- Vadagal Sipcot Industrial Park, (Approved SIPCOT Layout No:126/2020) Plot No. G-70, S.F.Nos.159pt & 160pt, Site area of 31241.73.00sq.m - FSI area of 19898.48sq.m, The Assistant Director / Deputy Director (i/c) 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. Technical Concurrence issued under section 47 of Town and Country Planning Act, 1971 for the above proposed industrial building proposal and numbered as B.P/DTCP No: 51 / 2024.

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

Area of Site – 31241.73sq.m

Proposed Industrial building area details (Green Category)

Block no	Block name	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total built up Area (Sq.m)
1	Factory Block - 1			
	Ground Floor	17146.36	-	17146.36
	First Floor (Office)	1617.88	-	1617.88

	Second Floor (Office) -	638.84	-	638.84
2	Security Block - 2			
	Ground Floor	59.40	-	59.40
3	Pump Block - 3			
	Basement Floor	-	299.16	299.16
	Ground Floor	37.82	-	37.82
4	DG Block - 4			
	Ground Floor	369.32	-	369.32
5	Pump Room - 5			
	Ground Floor	28.86	-	28.86
	Total	19898.48	299.16	20197.64

Total FSI area - 19898.48 Sqm

FSI Achieved – 0.63 < 1.50

OSR Area-SIPCOT Layout.

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 19th and 20th cited. As per 21st and 22nd cited above the fees 1) Scrutiny fee Rs.87,309/- 2) Centage charge for Building- Rs.20,000/-, 3) Centage charge for Land - Rs.300/, 4) I&A Charges with late payment interest Rs.75,81,445/- (I&A Charges Rs.74,70,000.00/- + interest charge Rs.1,07,445.00/-online, + interest charge Rs.4,000.00/-offline), 5) Shelter Charges Rs.16,10,896/-, 6) Display Board Fees 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 Proposed Industrial building drawings are numbered as **SWP/B.P (Industry) / D.D.T.C.P (KPM) No. 43/2024** (07 Sheet) with the following special and general conditions:

Special Conditions

1. The conditions imposed in the Fire NOC cited in the reference no. 18 should be followed.
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 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.
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 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.

7. 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.

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

To:

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

Copy to:

Thiru.P.Sudharsan,
M/s.Yeemak Imas LLP,
Level-4, Olympia Teknos park,
No:28, SIDCO Industrial Estate,
Guindy Park,
Chennai – 600032.

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

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

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Every claim in this document traces back to a government record.

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