

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.



**DECISIONS OF THE ASSISTANT DIRECTOR/DEPUTY DIRECTOR(i/c),
DISTRICT TOWN AND COUNTRY PLANNING DEPARTMENT**

KANCHEEPURAM DISTRICT

Online Building Plan Application-Technical Approval

SWP Application No: SWP/BPA/0104612/2024

Date:18.09.2024.

Sir / Madam,

Subject:

Revised & Additional Industrial Building – District of Town and Country Planning, Kancheepuram District - Kancheepuram District, Sriperumbudur Taluk, Katrambakkam village, Approved SIPCOT Industrial park at Irungattukottai, approved Layout LP/DDTCP(KD) No.104/2023 – Plot no.F98, (SF.No.727pt) with Site area of 56656.00 sq.m & Already Approved FSI area 7207.71sq.m – proposed additional FSI area 7786.84 sq.m, with 597 HP for the proposed construction of Industrial Building - **Technical Concurrence 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/0104612/2024, Dated: 05.08.2024.
2. M/s.Glovis India Private Limited, Online Application No. SWP/BPA/0104612/2024, Dated: 20.02.2024.
3. The Assistant Director / Deputy Director(i/c), Kancheepuram District Town & Country Planning Office, Inspection Report Dated: 23.02.2024.
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, Municipal Administration and Water Supply Department, Dated:04.02.2019.
8. G.O.16, Municipal Administration and Water Supply Department, Dated:31.01.2020.
9. G.O.No.54, Housing and Urban Development Department, Dated:12.03.2020.
10. G.O.No.53, Housing and Urban Development Department, Dated: 28.02.2024. (Gazette Published on 10.07.2024).
11. Director of Town and Country Planning, Chennai circular Letter

- RocNo.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 RocNo.12201/2017/BA1, Dated:22.09.2017.
 14. Director of Town and Country Planning, Chennai circular Letter RocNo.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, Kancheepuram, L.Dis.No.1317/A/2024, Dated:13.03.2024.
 17. Regional Deputy Director (i/c) of Town and Country Planning office, Chengalpattu Region, Proceedings letter Roc.No.1442/2010/CR4, Dated:15.09.2010. (B.P/DDTCP(CR) No.98/2010)
 18. Single Window Portal application belongs to Guidance TamilNadu CAF No.153713, Dated: 20.02.2024.
 19. Demand requested to applicant through online dated:07.08.2024, through Offline dated: 06.09.2024
 20. Demand received from Applicant through online dated:30.08.2024, 18.09.2024

Order

1. With reference to the 2nd Cited letter, the applicant M/s.Glovis India Private Limited has requested for the approval of Revised & Additional Industrial Building at Kancheepuram District, Sriperumbudur Taluk, Katrambakkam village, Approved SIPCOT Industrial park at Irungattukottai, approved Layout LP/DDTCP(KD) No.104/2023 – Plot no.F98, (SF.No.727pt) with Site area of 56656.00 sq.m & Already Approved FSI area 7207.71sq.m – proposed additional FSI area 7786.84 sq.m

The Director, DTCP Chennai has has been accepted and 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: 350 / 2024.**

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

Area of Site – 56656.00 sq.m

Proposed additional Industrial building area details:

(Category of Industry – Orange)

Freight Container storage yard for 1500 containers of auto components and spare parts and freight forwarding services.

Sl. No	Description	FSI Area (Sqm)	Non FSI Area(Sqm)	Total Builtup Area (Sqm)
A	Proposed Additional Building Details			
1	Block – 01 (Security & Canteen)			
	Ground Floor	242.19	-	242.19
	First Floor	242.19	-	242.19
	Second Floor	78.39	-	78.39
	Canopy	26.22	-	26.22
2	Block – 02 (KCC Warehouse)			
	Ground Floor	1729.35	-	1729.35
	Canopy	301.95	-	301.95
3	Block – 03 (Inspection warehouse addition)			
	Ground Floor	1438.51	-	1438.51
	Canopy	247.14	-	247.14
4	Block – 04 (CKB Building additional)			
	Ground Floor	1621.72	-	1621.72
B	Block – 05 (Shed)			
	Ground Floor	1016.80	-	1016.80
6	Block – 06 (Two wheeler parking shed-1)			
	Ground Floor	177.89	-	177.89
7	Block – 07 (Cycle parking shed-1)			
	Ground Floor	125.00	-	125.00
8	Block – 08 (Car parking Shed-1)			

	Ground Floor	344.52	-	344.52
9	Block – 09 (Two wheeler parking shed-2)			
	Ground Floor	170.10	-	170.10
10	Block – 10 (Portable Container)			
	Ground Floor	18.00	-	18.00
11	Block – 13 (PCP Toilet)			
	Ground Floor	6.87	-	6.87
Total proposed Additional Area		7,786.84	-	7,786.84

Already approved FSI Area	: 7,207.71 sq.m
Not Constructed FSI Area	: 120.00 sq.m
Revised already approved constructed FSI Area	: 7,087.71 sq.m
Proposed Additional FSI area	: 7,786.84 sq.m.
Total FSI Area (7,087.71+7,786.84)	: 14,874.55 sq.m
Total FSI achieved	: 0.26
Total H.P	: 597.00

With reference to the 6 to 16 cited above G.O's and Circulars, the fees payable to the Government are demanded to the applicant as per 25 cited. As per 26 cited above the fees **1) Scrutiny fees: Rs.15,507/- + Offline Rs. 85,100/-, 2) Centage Charge for Land Rs.3,00/-, 3) Centage Charge for Building Rs.20,000/-4) Infrastructure and Amenities Charges fee Rs.29,30,625/-, 5) Shelter Charge Rs.3,00,000/-, 6) Display Board Charges Rs.1,500/- 7) Development Charges Rs.5,45,000/-** 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.103/2024 (Sheets: 05)** with the following Special and General conditions

The Technical Concurrence issued with the following Special and General Conditions: -

Special Conditions

1. The conditions imposed in the Fire Licence cited in the reference no. 16 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 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 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 Department 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 1/3 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 collected.
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.

Encl.

Drawing Sheets – 05

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

To

The Block Development Officer,
Sriperumbudur Taluk,
Katrambakkam village,
Kancheepuram District.

Copy to

M/s.Glovis India Private Limited,
Sipcot, Katrampakkam,
Kancheepuram - 602109.
Ph.No: 7200008579. E-mail: ramana.a@glovis.co.in

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.

[/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.

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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

RERA register



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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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