

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.

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



Online Building Plan Application-Technical Approval

Application No: SWP/BPA/117747/2024

Date: 10.05.2024

Subject:

Industrial Building – District Town and Country Planning Office, Kancheepuram District – Kancheepuram District, Sriperumbudur Taluk, Thandalam Village, S.F.Nos.167/1, 167/2A, 168/1B1A, 168/1B2, 169/1A1, 169/1B1, 169/3A1, 169/3B1B2, 169//3B2B, 169/3B3A, 169/4B & 169/5A – Site Extent of 80046.89 sq.m – FSI area of 8733.28 sq.m – **Technical Concurrence received – Technical Approval is 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/0117747/2024, Dated: 02.04.2024.
2. M/s.Aban Infrastructure Private Ltd, Online Application No.SWP/BPA/0117747/2024, Dated: 02.02.2024, 07.03.2024, 21.03.2024 & 30.03.2024.
3. The Assistant Director / Deputy Director (i/c), Kancheepuram, Inspection Report on Dated:07.02.2024.
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.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 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 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.1035/A/2024, Dated:20.02.2024
17. Joint Director, Agriculture Department Kancheepuram District, Dry Land NOC Letter K.Dis.No.1050/2024/C2,Dated:12.02.2024.
18. Single Window Portal application belongs to MSMEs online No.143131, Dated: 07.02.2024.
19. Demand raised by this office through online dated on. 08.04.2024.
20. Payment received from applicant M/s.Aban Infrastructure Private Ltd, through online Dated: 02.05.2024 and Balance Scrutiny Fees paid on 10.05.2024.

Order

1. With reference to the 2nd Cited letter, the applicant M/s. Aban Infrastructure Private Ltd has requested for the approval of Industrial building at Kancheepuram District, Sriperumbudur Taluk, Thandalam village, S.F.Nos.167/1, 167/2A, 168/1B1A, 168/1B2, 169/1A1, 169/1B1, 169/3A1,169/3B1B2, 169//3B2B, 169/3B3A, 169/4B & 169/5A with Site Extent of 80046.89 sq.m and FSI area of 8733.28 sq.m. The Director, DTCP Chennai has accepted the Applicant request and the boundary of the site has been marked as “1 to 29”. 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: 87 / 2024.**
2. The area statement for the Proposed Industrial Building is as below.

Area of the Site – 80046.89 Sq.m.

Proposed Building details: Industrial Building (Orange Category)

Light Engineering Industry.

S.No.	Description	FSI (sqm)	Non FSI Area (sqm)	Total Buildup Area (sqm)
1	Block 1 – Lab Building Ground Floor	185.05	-	185.05
2	Block 2 – Workshop III Ground Floor	670.15	-	670.15
3	Block 3 – EB Building Ground Floor	28.16	-	28.16
4	Block 4 – Main Building Ground Floor	115.40	-	115.40
5	Block 5 – Machine shop I Ground Floor Canopy area	393.63 18.00	-	393.63 18.00
6	Block 6 – Workshop I Ground Floor	587.14	-	587.14
7	Block 7 – Machine shop II Ground Floor	390.02	-	390.02
8	Block 8 – Workshop II Ground Floor	249.59	-	249.59
9	Block 9 – Cylinder Room Ground Floor	24.59	-	24.59
10	Block 10 – Staff Quarters Ground Floor	251.53	-	251.53
11	Block 11 – Labour Quarters Ground Floor	317.15	-	317.15
12	Block 12 – File Building Ground Floor	216.00	-	216.00
13	Block 13 – Toilet Block Ground Floor	17.19	-	17.19
14	Block 14 – Factory Building Ground Floor Mezzanine 1 Mezzanine 2	4650.32 255.98 255.98	-	4650.32 255.98 255.98

15	Block 15 – Guest Room Ground Floor	68.27	-	68.27
16	Motor Room 1	10.46	-	10.46
17	Motor Room 2	8.31	-	8.31
18	OHT 1 & 2	20.00	-	20.00
Total Area		8733.28	-	8733.28

Total FSI Area – 8733.28 Sq.m

FSI Achieved – 0.109 < 1.5

Total No. of H.P- 189.50 HP

The Technical Clearance received with the following Special and General Conditions: -

With reference to the 4 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.1,37,379/- + Rs.500/- (Offline), 2) Centage Charge for Land Rs.900/-, 3) Centage Charge for Building Rs.20,000/-, 4) Infrastructure and Amenities Charges Including late fee Rs.32,85,000/-, 5) Shelter Charge Rs.2,53,441/-, 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.54/2024 (Sheets: 8)** with the following Special and General conditions

Special Conditions

1. The OSR (Earmarked as A to G) area 8007.40 Sq.m shown in the site plan should be retained as Open Space Reservation as per TNCD BR, 2019 Rule No. 41(1)(i).
2. Block 16 – Clock room building as shown in the site plan has been should be demolished by the applicant.
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 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.
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 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.

8. 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 G.O 79, H&UD department dated: 04.05.2017. 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)"

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 are collected.

Encl:

Drawing sheets: 1 to 8

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.Aban Infrastructure Private Ltd,
No. 113, Janpriya Crest, Pantheon Road,
Egmore, Chennai - 600008
Ph.No: 9526000555. **E-mail:** dv.legalteam@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.

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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.

[/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

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
for you
/services



The LandLens
suite
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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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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.

