

PP

APPROVAL RECORD

Planning Permission

Ranipet

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 DEPARTMENT**

KANCHEEPURAM DISTRICT

Online Building Plan Application-Technical Approval

SWP Application No: SWP/BPA/183942/2024

Date: 11.06.2024.

Sir / Madam,

Subject: **Revised & Proposed Additional Industrial Building** – District of Town and Country Planning, Kancheepuram District - Kancheepuram District, Kunrathur Taluk, Oragadam village - S.F.Nos.42/9B, 111/4A, 4B, 7A, 7B, 10, 12A, 12B, 12C, 13, 14, 15, 16, 17, 18, 19; 115/1, 4B, 6; 123/3A, 3B, 4, 5A, 5B, 6, 7, 8, 9, 10; 127/1B, 1C, 1D, 1E, 1F, 4 – Site Area: 80110.84Sqm (Super Imposed) – 80250Sqm (As per Patta) FSI Area: 40684.08sqm – has been already approved - Now additional site area has been added with already approved site area in Oragadam village, S.F.Nos:115/2, 3, 4A; 123/2 Proposed additional site area: 9200sqm –Total Site area: 89450Sqm (As per patta) - Proposed additional FSI Area: 14129.84sqm- Total Existing, Revised and proposed additional FSI Area: 54813.92Sqm - 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/0183942/2024, Dated: 30.05.2024.
2. Applicant. M/s.Preethi Properties and Developers Chennai LLP, Online Application No. SWP/BPA/0183942/2024, Dated: 04.04.2024.
3. Director of Town and country planning Proceedings Roc No: SWP/BPA/0007519/2023/Splcell,Dated:24.05.2023.
4. (Technical Concurrence No:173/2023) Technical Approval No: SWP/B.P (Industry) /D.D.T.C.P (KPM) No.58/2023)
5. Assistant Director / Deputy Director (i/c), Kancheepuram District Town and country Planning office, Proceeding Roc No.SWP/BPA/ 0007519/ 2023 Dated: 09.06.2023.
6. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
7. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.

8. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
9. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
10. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
11. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
12. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
16. Joint Director, Agriculture Department Noc L.Dis.No: 2175/2023/E2, Dated: 21.03.2023.
17. Joint Director, Agriculture Department Noc L.Dis.No: 5920/2023/E2, Dated: 30.08.2023
18. District Collector, Kancheepuram District Wet land Noc D.Dis No. 10017/2020/C3, Dated: 20.10.2020
19. 14. District Fire & Rescue Services, Kancheepuram District Noc No: L. Dis No: 5338/A/2023, Dated:12.07.2023.
20. District Forest Officer, Chengalpattu Division, letter No.C.No.D/6856/2020, Dated: 08.01.2021.
21. Demand requested to applicant through online dated:07.06.2024.
22. Demand received from Applicant through online dated:08.06.2024 and Balance Scrutiny Fees Dated: 10.06.2024.

.....x.....

Order

1. With reference to the 1st Cited letter, the applicant M/s.Preethi Properties and Developers Chennai LLP, has requested for the approval for additional construction of Industry building in addition to the Planning permission has already been issued in the reference 4th cited for an FSI area of 40684.08sqm in a site area of 80110.84Sqm (Super Imposed) 80250Sqm (As per Patta) at Kancheepuram District, Kunrathur Taluk, Oragadam village, S.F.Nos.42/9B, 111/4A, 4B, 7A, 7B, 10, 12A, 12B, 12C, 13, 14, 15, 16, 17, 18, 19; 115/1, 4B, 6; 123/3A, 3B, 4, 5A, 5B, 6, 7, 8, 9, 10; 127/1B, 1C, 1D, 1E, 1F, 4 . Now an additional site area 9200 sqm (As per patta) has been added to the already approved site area at Oragadam village in S.F.Nos: 115/2,3,4A; 123/2, the total site area of 89450Sqm with a proposed

additional FSI area of 14129.84sqm and Total Existing, Revised and proposed additional FSI Area put together is 54813.92Sqm. The Director, DTCP Chennai has accepted the Applicant request and the Technical Concurrence is issued under section 47(A) of Town and Country Planning Act, 1971 for the above revised site approval and proposed additional industrial building. The above site has been marked as '1 to 63' for site approval and the building numbered as **B.P/ DTCP No: 226 / 2024**.

2. The area statement for the Revised and Proposed additional Industrial Building (Category of Industry: Green) is as below.

Area of Site: 89450Sqm

REVISED AND PROPOSED ADDITIONAL INDUSTRIAL BUILDING AREA DETAILS				
S. No.	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILTUP AREA (SQ.M)
Revision from Already Approved				
1	Block- 5 - Toilet			
	Ground Floor	96.05	-	96.05
2	Block- 6 - Toilet			
	Ground Floor	96.05	-	96.05
3	Block- 7 - Toilet			
	Servant Room	106.38	-	106.38
4	Block- 8 - Canteen			
	Ground Floor	106.38	-	106.38
	First Floor	106.38	-	106.38
	Sub Total	511.24	-	511.24
Proposed Buildings				
1	Block- 9 – Factory Building			
	Ground Floor	12638.61	-	12638.61
2	Block- 10 - Toilet			
	Ground Floor	151.34	-	151.34
3	Block- 11 – Servant Room			
	Ground Floor	59.85	-	59.85
4	Block- 12 - Servant Room			

	Ground Floor	71.50	-	71.50
	Sub Total	12921.30	-	12921.30
Canopy Area				
1	Block- 1 – Factory Canopy	227.10	-	227.10
2	Block- 2 – Factory Canopy	660.20	-	660.20
3	Block- 3 – Factory Canopy	230.00	-	230.00
	Sub Total	1117.30	-	1117.30

Already Approved FSI Area : 40684.08Sqm
 Already Approved Retained (Constructed) FSI Area : 40264.08sqm
 Proposed FSI Area : 12921.30Sqm
 Revision from already approved FSI Area : 511.24Sqm
 Canopy Area (Factory building 1, 2, 3) : 1117.30Sqm
 Total Existing, Proposed and Revised FSI Area : 54813.92Sqm

The Technical Concurrence issued 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 20 cited. As per 21 cited above the fees 1) Scrutiny fees: Rs.2,41,569/- + Rs.6,000/- (Offline), 2) Centage Charge for Land Rs.15,000/-, 3) Centage Charge for Building Rs.50,000/- 4) Infrastructure and Amenities Charges Including late fee Rs.54,75,000/-, 5) Shelter Charge Rs.7,04,990/-, 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.62/2024 (Sheets: 12)** with the following Special and General conditions

Special Conditions

1. The OSR -1 ear marked as (A1 to A6) 1972.27sqm, OSR -2 ear marked as (A7 to A10) 503.26sqm, OSR - 3 ear marked as (A11 to A18) 1039.04sqm, OSR - 4 ear marked as (A19 to A25) 1250.05sqm, OSR – 5 ear marked as (A26 to A31) 1421.63sqm and OSR – 6 ear marked as (A32 to A37) 3054.30sqm, Totally 9240.55sqm shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
2. Conditions stipulated in the Wet land Noc cited in the reference 13 issued by District Collector, Kancheepuram is to be followed scrupulously.

3. Conditions stipulated in the Forest Noc cited in the reference 15 issued by District Forest Officer, Chengalpattu Division, Kancheepuram is to be followed scrupulously.
4. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
5. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
6. 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.
7. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
8. 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.

9. 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.
10. 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 collected.

Encl.

Drawing Sheets – 12

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

To

The Block Development Officer,
Kunrathur Panchayat Union / Taluk,
Kancheepuram District.

Copy to

M/s. Preethi Properties and Developers Chennai LLP,
No 7/4, 6th Cross Street,
Karpagam Garden, Adyar,
Chennai – 600 020.
Ph.No: 9884902021, E-mail: sakthibuilderkpm2021@yahoo.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

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
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Services we run
for you
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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

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