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APPROVAL RECORD

Planning Permission

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.



NGS 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/0490942/2025

Date: .01.2026

Subject:

Industrial Building (HRB) – DTCP – Kancheepuram District, Sriperumbudur Taluk - Thandalam Village - Approved SIPCOT Industrial Park Irungattukottai approved Layout L.P/DDTCP No.92/2020 - Plot No. A10, Survey No: 133pt, 134pt & 152pt with Site Extent of 20240.00Sqm- Proposed FSI Area: 35405.11Sqm - Technical Concurrence issued - Planning Permission issued – Forwarded for further action – Regarding.

Reference:

1. Director of Town and Country Planning, Chennai, Technical Concurrence issued for the online application No. SWP Application Number: SWP/BPA/0490942/2025, Dated.04.11.2025.
2. M/s. Esjay Pharma Private Limited, Online Application No. SWP/BPA/0490942/2025, Dated: 02.04.2025
3. Assistant Director/ Deputy Director (i/c), Kancheepuram District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/0490942/2025, Dated:02.04.2025.
4. HRB meeting held on 12.06.2025. (Subject No:12)
5. G.O.No.86, Housing and Urban Development Department, Dated:28.03.2012.
6. G.O.No.85, Housing and Urban Development Department, Dated:16.05.2017.
7. G.O.No.1, Housing and Urban Development Department, Dated:05.01.2021.
8. G.O.No.18, Municipal Administration and Water Supply Department, Dated:04.02.2019.
9. G.O.16, Municipal Administration and Water Supply Department, Dated:31.01.2020.
10. G.O.No.54, Housing and Urban Development Department, Dated:12.03.2020.
11. G.O.Ms.No.225, Housing and Urban Development Department, Dated:26.11.2024.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.

13. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
14. DGP/Director, Tamil Nadu Fire and Rescue Services, R.Dis.No.18794/C1/2024, Dated: 26.12.2024 (PP.NOC No. 239/2024).
15. Tamil Nadu Pollution Control Board, Member Secretary, Consent for Establishment Order No.2501264902843, Dated 14.03.2025, Proceedings No. T6/TNPCB/F.3701SPR/OL/SPR/A/2025, dated: 14.03.2025. (Orange category)
16. Tamil Nadu Pollution Control Board, Member Secretary, Consent for Establishment Order No.2501164902843, Dated 14.03.2025, Proceedings No. T6/TNPCB/F.3701SPR/OL/SPR/W/2025, dated: 14.03.2025. (Orange category)
17. Ministry of Environment, Forest and Climate Change, (Issued by the State Environmental Impact Assessment Authority (SEIAA), Tamil Nadu), EC Identification No.EC24C3806TN5640365N, File No. 11409, Category: B2, Dated: 08/01/2025.
18. Superintending Engineer, PWD, Planning and designs circle, chepauk, Chennai – 600 005, Date:17.10.2025.
19. Empanelled agency Certificate No.EHS360 Laps private Limited report Dated:26.12.2025.
20. Demand raised by this office through online dated on. 05.11.2025.
21. Payment Received from Applicant through online Dated: 02.04.2025 and 11.11.2025 & 21.01.2026.

Order:

1. With reference to the 2nd Cited letter, the applicant M/s. Esjay Pharma Private Limited has requested for the proposed High Rise Industrial building in Kancheepuram District, Sriperumbudur Taluk, Thandalam Village, Approved SIPCOT Industrial Park Irungattukottai approved Layout L.P/ DDTCP No.92/2020, Plot No.A10, Survey No:133pt, 134pt & 152pt in a Site Extent of 20240Sqm with a Proposed FSI Area of 35405.11Sqm.

The above HRB Industrial building proposal was placed in High Rise Building Panel meeting held on 12.06.2025. The subject was discussed and suggestions of High Rise Building panel were obtained.

Assistant Director/Deputy Director (i/c), Kancheepuram District Town and country Planning office has recommended the proposal with a site inspection remarks. Based on the Assistant Director /Deputy Director (i/c), recommendation and High Rise Building Panel recommendation the applicant request has been accepted.

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: 550 / 2025.**

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

Area of Site- 20240.00Sqm

Proposed High Rise Industrial Building Area Details

Sl. No	Block Name	Floor Name	FSI area (Sq.m)	NON-FSI area (Sq.m)	Total Builtup area (Sq.m)
1.	Factory Building Block-A	Ground Floor (Admin Office)	778.77	-	778.77
		Ground Floor (Office area)	865.80	-	865.80
		Ground Floor (Finished Goods area)	3501.62	-	3501.62
		Ground Floor (Covered Parking)	1826.13	-	1826.13
		First Floor (Workshop area)	6972.32	-	6972.32
		Second Floor (Workshop area)	6972.32	-	6972.32
		Third Floor (Workshop area)	6972.32	-	6972.32
		Terrace Floor (Chiller area)	295.53	-	295.53
		Terrace Floor (Cooling Tower)	482.60	-	482.60
		Terrace Floor (Head Room)	-	287.34	287.34
2.	Factory Building Block-B	Ground Floor (Workshop area)	789.74	-	789.74
		First Floor (Workshop area)	789.74	-	789.74
		Second Floor (Workshop area)	789.74	-	789.74
		Third Floor (Workshop area)	789.74	-	789.74
		Terrace Floor (Head Room)	-	79.62	79.62
3.	Factory Building Block-C	Ground Floor (Workshop area)	789.74	-	789.74
		First Floor (Workshop area)	789.74	-	789.74
		Second Floor (Workshop area)	789.74	-	789.74

		Third Floor (Workshop area)	789.74	-	789.74
		Terrace Floor (Head Room)	-	79.62	79.62
4.	Engineering Building	Ground Floor	197.00	-	197.00
5.	Pump Room	Ground Floor	12.11	-	12.11
6.	Security Room-1	Ground Floor	13.76	-	13.76
7.	Security Room-2	Ground Floor	-	6.25	6.25
8.	STP & ETP area	Ground Floor	196.91	-	196.91
TOTAL			35405.11	452.83	35857.94

Proposed FSI area : 35405.11Sqm

With reference to the 5th to 13th cited above G.O's and Circulars, the fees payable to the Government are demanded to the applicant as per 21st cited. As per the reference cited in 22nd the received fees are, Scheduled as below.

Government Fees Collected Table:

SL. No	PARTICULARS	AMOUNT	CHALLEN NO/ RECEIPT NO	DATE
1.	Scrutiny Fees	Rs.1,01,683/-	20250402490942	02.04.2025
2.	Remaining Scrutiny Fees Offline	Rs.500/-	-	21.01.2026
3.	Centage Charges for Land	Rs.10,500/-	20251111048481	11.11.2025
4.	Centage Charges for Building	Rs.1,00,000/-	20251111048481	11.11.2025
5.	I&A Charges	Rs.2,65,87,500/-	20251111048481	11.11.2025
6.	Shelter Charges	Rs.9,10,223/-	20251111048903	11.11.2025
7.	Development Charges for Building	Rs.5,38,500/-	20251111490942	11.11.2025
8.	Development Charges for Land	Rs.1,52,250/-	20251111490942	11.11.2025
9.	Display Board Charges	Rs.10,000/-	20251111490942	11.11.2025

Above Amount 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 Proposed Industrial Building drawings and numbered as **SWP/B.P (Industry) / D.D.T.C.P (KPM) No.09/2026 (09 Sheets)** with the following special and general conditions:

Special Conditions

1. Structural Design report and drawing Conditions stipulated in the reference 18th Superintending Engineer, PWD, Planning and designs circle, chepauk, Chennai – 600 005 to be followed scrupulously.
2. Conditions stipulated in the Fire Noc cited in the reference 14 issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
3. Conditions stipulated in the Consent for Establishment order cited in the reference 15 & 16 issued by Member Secretary, Tamil Nadu Pollution Control Board, Chennai is to be followed scrupulously.
4. Conditions stipulated in the Environmental clearance cited in the reference 17 issued by Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA), Tamil Nadu is to be followed scrupulously.
5. Requirement of water to be specifically mentioned with service level and mode of meeting out the requirement. Design of Sewage Treatment Plant, Disposal location of treated sewage water. Rain water harvesting structure to be designed for minimum of highest rain fall in 50 years of cycle and arrangement to be made for using it. In this regard a report certified by the empanelled agency Certificate No.EHS360 Laps private Limited report Dated:26.12.2025 received to be followed scrupulously.
6. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
7. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
8. Technical Concurrence 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. Technical Concurrence 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.

9. Applicant should obtain consent to operate from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
10. 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.

11. 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. 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 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 equipments 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. The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.

Enclosures:

Drawing Sheets – 1 to 9

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

To:

The President,
Thandalam Village,
Sriperumbudur Panchayat Union / Taluk,
Kancheepuram District.

Copy to:

1. The Block Development Officer,
Sriperumbudur Panchayat Union / Taluk,
Kancheepuram District.
2. M/s. Esjay Pharma Private Limited,
Plot No.A10,
SIPCOT Industrial Park At Irunkattukottai,
Golden Colony, Thandalam,
Kancheepuram – 602 109.

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
for you
/services



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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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.

