

PP

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.



PROCEEDINGS OF THE DEPUTY DIRECTOR,
DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
KANCHEEPURAM DISTRICT.
Online Building Plan Application-Technical Approval

ation No: SWP/BPA/0662567/2025

Date: .07.2026

Sir/Madam,

Subject:

Industrial Building – District Town and Country Planning Office, Kancheepuram District – Kancheepuram District - SIPCOT Industrial Park – Sriperumpudur Taluk – Approved Sipcot Industrial Park Vallam Vadagal approved Layout LP / DD / DTCP/ (KD) No. 105 /2024 at Vadagal “B” Village, Plot No. G130 & G131 in S.F.No:145/1Dpt, 1Qpt; 146/1A, 1B, 1C, 1D, 1E, 1F, 4, 5, 7Apt, 7Cpt, 7D, 7Ept, 7Fpt, 7G, 7Hpt, 7IPt, 147/1A1pt, 1Dpt, 1G, 1I1Apt, 1Kpt and 16B - Site area of 25171.45Sq.m (As per Lease Deed) – FSI area of 27950.00Sq.m– Technical Concurrence received from the Director of Town and Country Planning – **Technical Approval issued** – Regarding.

Reference:

1. The Commissioner, Town & Country Planning Department, Chennai Technical Concurrence issued through online SWP Application No. SWP/BPA/0662567/2025, Dated: 26.03.2026.
2. Applicant, M/s.Vignesh Polymers Pvt Ltd., Online Application Reference No. SWP/BPA/0662567/2025, Dated:26.09.2025
3. Assistant Director / Deputy Director (i/c), Kancheepuram District Town and country Planning office, Inspection Report of Online Application No: SWP/BPA/0662567/2025, Dated: 06.10.2025.
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. 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 circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.

12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl. cell, Dated: 14.12.2017.
13. G.O. No.225, Housing and Urban Development Department, Dated: 26.11.2024.
14. G.O. No.155, Housing and Urban Development Department, Dated: 08.10.2025.
15. G.O.(MS).No.171, Housing and Urban Development Department, Dated:30.10.2025.
16. District Fire and Rescue Services, Kancheepuram District, PP NOC No: 6184/NOC/NMSB/2025, Dated:19.11.2025. (Online Token ID:336538)
17. Regional Head – Kanchipuram GA, Think Gas Private Limited NOC Lr.No.AGPCGD/KAN/ROU/25-26/374, Dated:06.01.2026.
18. Project officer, Sipcot Industrial Park, Vallam Vadagal letter No. PO/SIP/VV/Vignesh/2026, Dated: 18.02.2026.
19. Demand raised by this office through online dated on.04.06.2026.
20. Payment received from applicant through online Dated:25.09.2025, 06.07.2026, 07.07.2026 & 09.07.2026.

Order:

With reference to the 2nd Cited letter, the Applicant M/s. Vignesh Polymers Pvt Ltd., has requested for the approval of Industrial building at Kancheepuram District, SIPCOT Industrial Park, Sriperumpudur Taluk, Approved Sipcot Industrial Park Vallam Vadagal approved Layout LP / DD / DTCP/ (KD) No. 105 /2024 at Vadagal “B” Village, Plot No. G130 &G131 in S.F.No:145/1Dpt, 1Qpt; 146/1A, 1B, 1C, 1D, 1E, 1F, 4, 5, 7Apt, 7Cpt, 7D, 7Ept, 7Fpt, 7G, 7Hpt, 7IPt, 147/1A1pt, 1Dpt, 1G, 1I1Apt, 1Kpt and 16B with a site area of 25171.45Sq.m (As per Lease Deed) and FSI area of 27950.00Sq.m.

With reference to the letter cited in reference no.1 The Director of Town and Country Planning, processed and accepted the applicant’s request for the Industrial Building application, further the site boundary has been marked as “1 to 6” by the Director of Town and Country Planning. Subsequently 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: 264/2026.**

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

Area of Site – 25171.45Sq.m (As per Lease Document)

Industrial Building Area in Sqm (Category – Red)

Block No	Description	FSI Area Sqm	Non FSI Sqm	Total Built-up Area Sqm
1	Block 1 - Industrial Building			
	Ground Floor	8475.80	-	8475.80
	First Floor (Including Connecting Corridor 1-2 & 1-3)	8663.00	-	8663.00
2	Block 2 - Industrial Building			
	Ground Floor	2575.40	-	2575.40
	First Floor	2508.00		2508.00
3	Block 3 - Industrial Building			
	Ground Floor	1773.80	-	1773.80
	First Floor	1725.00	-	1725.00
	Second Floor	1725.00	-	1725.00
4	Block 4 – MV Panel Room			
	Ground Floor	60.00	-	60.00
5	Block 5 – Security Office			
	Ground Floor	20.00	-	20.00
6	Block 6 - Pump Room			
	Ground Floor	50.00	-	50.00
	Canopy	374.00		374.00
Total		27950.00	-	27950.00

Total FSI Area - 27950.00Sqm

With reference to the 4th to 15th cited above G.O's and Circulars, the fees payable to the Government are demanded to the applicant as per 19th cited. As per the reference cited in 20th the received fees were scheduled as below.

Government Fees Collected Table:

Sl. No.	PARTICULARS	AMOUNT	CHALLENGE NO/RECEIPT NO	DATE
1.	Scrutiny Fee	Rs.92,900/-	20250925662567	25.09.2025
2.	Remaining Scrutiny Fees Offline	Rs.1,000/-	-	09.07.2026
2.	Centage Charges for Land	Rs.10,500/-	20260706052935	06.07.2026
3.	Centage Charges for Building	Rs.30,000/-	20260706052935	06.07.2026
4.	I & A Charges	Rs.1,04,81,250/-	20260706052935	06.07.2026
5.	Display Board Charges	Rs.1,500/-	20260706662567	06.07.2026

6.	Development Charges for Building	Rs.4,19,250/-	20260706662567	06.07.2026
7.	Development Charges for Land	Rs.1,88,790/-	20260706662567	06.07.2026
8.	Shelter Charges	Rs.5,92,000/-	20260706051311	07.07.2026

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.112/2026 (2 Sheets)** with the following special and general conditions:

Special Conditions

1. The conditions stipulated in the NOC cited in 16th reference issued by the District Fire Officer, Fire and Rescue Services Department – Kancheepuram is to be followed scrupulously.
2. The conditions stipulated in the NOC cited in 17th reference issued by Regional Head – Kanchipuram GA, Think Gas Private Limited is to be followed scrupulously.
3. Necessary Environmental Clearance is to be obtained for revised & additional blocks before issue of building Permission by Concerned Local Body as per the G.O.No:185, Housing and Urban Development (UD3(2)) Department dated:09.10.2024.
4. The Project officer, Sipcot informed that, the layout / plot will be revised in future. It should be ensured by Deputy Director, District Town and Country Planning Office, Kancheepuram.
5. As per GO cited in 15th reference, Commercial, industrial and institutional buildings exceeding 300 square meters Floor Space Index area, a minimum of ten percent (10%) of car and two-wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points.
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. 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.

9. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
10. The applicant should obtain consent from Tamil Nadu pollution control Board under section 21 of the Air (Prevention and Control of Pollution) Act 1981 for discharge of emission.
11. 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.

12. 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 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 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's 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. 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.
12. 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 – 1 to 2

Deputy Director,
District of Town & Country Planning Office,
Kancheepuram District.

To:

The President,
Vadagal "B" Village,
Sriperumbudur Taluk,
Kancheepuram District.

Copy to:

1. The Block Development Officer (B.P),
Sriperumbudur Panchayat Union / Taluk,
Kancheepuram District.
2. M/s.Vignesh Polymers India Pvt Ltd.,
Plot No.G-13, G-14/1 Vallam – Vadagal
SIPCOT Industrial Park, 3rd Cross Road
Echoor Post, Sriperumbudur Taluk,
Kancheepuram District – 631 604.

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.

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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

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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.

