

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

Application No: SWP/BPA/0729699/2025

Date: .06.2026

Sir/Madam,

Subject:

Revised and Additional Industrial Building – District Town and Country Planning, Kancheepuram – Kancheepuram District, Walajabad Taluk, Uthukadu “B” village, S.F.Nos.525/12A2, 12B2: 526/1, 4: 529/1B, 2A, 2B, 3A, 3B, 4, 6: 530/1, 2, 3, 4, 5A, 5B, 6, 7 with a site extent of 49830.00Sqm – FSI area of 17754.73Sqm has been already approved (1st Bit) – and Uthukadu “B” village, S.F.Nos.524/5; 525/1A,1B,1C,3A,3B,3C,3D, 3E, 3F, 3G, 4A, 4B, 4C, 4D, 4E, 4F, 4G, 5, 6A, 6B, 12A2, 12B2,13; 531/9, 10; 532/1A, 1B, 2, 3 & 532/5: 403/8A, 9; 523/9B, 10B; 524/2A1C, 2A2, 2B1, 2B2, 3, 4, 6, 7, 9A, 9B; 531/12A with a site extent of 78773.00Sqm – FSI area of 32394.23Sqm has been already approved (2nd Bit). Survey Nos 525 /12A2, 12B2 Repeated in 1st and 2nd Bit approvals (1780.0Sqm retained). Now Survey Number 532/1A sub divided as 532/1A1, 1A2. S.F.No.532/1A2 area of 2065.00Sqm and 524/9A, 9B area of 900Sqm removed from the already approved site - Now additional site area has been added with already approved sites (1st and 2nd Bit approvals) in Uthukadu “B” village, Survey Nos. 523/2D, 9A, 10A, 525/7, 8, 9, 11A, 529/1A, 531/11, 12B, 12C, 532/4, 8, 9, 10 and 534/1 - Proposed additional site area: 35900.00sqm – Now revised Survey Nos. 525/12A2, 12B2: 526/1, 4: 529/1B, 2A, 2B, 3A, 3B, 4, 6: 530/1, 2, 3, 4, 5A, 5B, 6, 7, 524/5; 525/1A, 1B, 1C, 3A, 3B, 3C, 3D, 3E, 3F, 3G; 531/9, 10; 532/1A1, 1B, 2, 3, 532/5: 403/8A, 9; 523/9B, 10B; 524/2A1C, 2A2, 2B1, 2B2, 3, 4, 6, 7; 525/4A, 4B, 4C, 4D, 4E, 4F, 4G, 5, 6A, 6B, 13; 531/12A, 523/2D, 9A, 10A, 525/7, 8, 9, 11A, 529/1A, 531/11, 12B, 12C, 532/4, 8, 9, 10 and 534/1 - Total site area put together is 159758.00sqm (As per patta and Lease Deed) – Removed FSI area of 243.00Sqm from the already approved – Now Proposed additional FSI Area:44227.99Sq.m – Total FSI area put together is 94133.95Sqm - Technical Concurrence Received - Planning Permission issued – Forwarded 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/0729699/2025, Dated: 16.03.2026.
2. Applicant M/s.CGD Industrial Parks Private Limited and M/s.CGD space core Private limited, Online Application No.SWP/BPA/0729699/2025, Dated:19.12.2025.

3. Assistant Director / Deputy Director (i/c), District Town and country Planning Office, Kancheepuram Inspection Report of Online Application No. SWP/BPA/ 0729699/2025, Dated:22.12.2025.
4. Technical concurrence issued by Director of Town and country Planning Proceedings Roc No.17718/2022/TCP5, Dated:14.09.2022. (Technical concurrence No: 342/2022) (1st Bit Approval)
5. Deputy Director(i/c), Kancheepuram District Town and country Planning office, Proceedings Roc No. 1909/2022/kama2, Dated:31.10.2022.(Building Plan No. தொ.வ/ந.உ.து.இ(கா.மா) எண்.86/2022 (1st Bit Approval)
6. Technical concurrence issued by Director of Town and country Planning Proceedings Roc No. SWP/BPA/0327485/2024, Dated:14.10.2024. (Technical concurrence No: B.P/DTCP No:486 / 2024) (2nd Bit Approval)
7. Assistant Director / Deputy Director(i/c), Kancheepuram District Town and country Planning office, Proceedings Roc SWP/BPA/ 0327485/2024, Dated:16.11.2024. (Technical Approval No: SWP.B.P(Industry)D.D.T.C.P (KPM) No. 127/2024) (2nd Bit Approval)
8. G.O.No.86, Housing and Urban Development Department, Dated:28.03.2012.
9. G.O.No.85, Housing and Urban Development Department, Dated:16.05.2017.
10. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
11. G.O.No.1, Housing and Urban Development Department, Dated:05.01.2021.
12. G.O.No.18, Municipal Administration and Water Supply Department, Dated:04.02.2019.
13. G.O.16, Municipal Administration and Water Supply Department, Dated:31.01.2020.
14. G.O.No.54, Housing and Urban Development Department, Dated:12.03.2020.
15. G.O.Ms.No.225, Housing and Urban Development Department, Dated:26.11.2024.
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
17. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
18. G.O.Ms.No.171, Housing and Urban Development Department, Dated: 30.10.2025.
19. G.O.(Ms)No.155, Housing and Urban Development Department, (UD4(1)), dated 08.10.2025.
20. Director of Town and Country Planning, Chennai circular Letter RocNo.14227/2017/Spl.Cell, Dated:14.12.2017.

21. Joint Director, Agriculture Department, Kancheepuram District, Letter Mu.Mu. No. C2/67/2026, Dated:09.01.2026.
22. Tamil Nadu Fire and Rescue Services Department, District Fire Officer, Fire & Rescue Services, Kancheepuram, L.Dis No. PP NOS No. 7266/NOC/NMSB/2026, Dated:10.01.2026.
23. Executive Engineer, Water Resources Department, Lower Palar Basin Division, Kancheepuram, Letter No: E.Va.2/Co. Culvert Design Approval – Uthukadu/2024, Dated:09.07.2024.
24. Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA) EC Identification No. EC24C3801TN5868465N, File No. 11225, Category: B2, Dated: 04.11.2024.
25. Demand raised by this office through online dated on. 20.03.2026.
26. Payment Received from Applicant through online Dated:19.12.2025, 29.05.2026,

Order:

With reference to the 4th cited letter Kancheepuram District, Walajabad Taluk, Uthukadu “B” village, S.F.Nos.525/12A2, 12B2: 526/1, 4: 529/1B, 2A, 2B, 3A, 3B, 4, 6: 530/1, 2, 3, 4, 5A, 5B, 6, 7 with a site extent of 49830.00Sqm, FSI area of 17754.73Sqm has been already approved (1st Bit approval).

With reference to the 6th cited letter, Kancheepuram District, Walajabad Taluk, Uthukadu “B” village, S.F.Nos.524/5; 525/1A, 1B, 1C, 3A, 3B, 3C, 3D, 3E, 3F, 3G, 4A, 4B, 4C, 4D, 4E, 4F, 4G, 5, 6A, 6B, 12A2, 12B2,13; 531/9, 10; 532/1A, 1B, 2, 3 & 532/5: 403/8A, 9; 523/9B, 10B; 524/2A1C, 2A2, 2B1, 2B2, 3, 4, 6, 7, 9A, 9B; 531/12A with a site extent of 78773.00Sqm, FSI area of 32394.23Sqm has been already approved (2nd Bit approval)

In the above already approved site the applicant M/s.CGD Industrial Parks Private Limited and M/s.CGD space core Private limited, has requested to amalgamate the 2 Bits of approvals and 1st & 2nd Bit approval.

In the already approved site Survey Nos 525/12A2, 12B2 Repeated in 1st and 2nd Bit approvals (1780.0Sqm retained). Now Survey Number 532/1A sub divided as 532/1A1,1A2. S.F.No.532/1A2 - area of 2065.00Sqm and 524/9A, 9B area of

900 Sqm removed from the already approved site - Now additional site area has been added with already approved sites (1st and 2nd Bit approvals) in Uthukadu "B" village, Survey Nos. 523/2D, 9A, 10A, 525/7, 8, 9, 11A, 529/1A, 531/11, 12B, 12C, 532/4, 8, 9, 10 and 534/1 - Proposed additional site area:35900.00sqm. Now with revised Survey Nos. 525/12A2, 12B2: 526/1, 4: 529/1B, 2A, 2B, 3A, 3B, 4, 6: 530/1, 2, 3, 4, 5A, 5B, 6, 7, 524/5; 525/1A, 1B, 1C, 3A, 3B, 3C, 3D, 3E, 3F, 3G; 531/9, 10; 532/1A1, 1B, 2, 3, 532/5: 403/8A, 9; 523/9B, 10B; 524/2A1C, 2A2, 2B1, 2B2, 3, 4, 6, 7; 525/4A, 4B, 4C, 4D, 4E, 4F, 4G, 5, 6A, 6B, 13; 531/12A, 523/2D, 9A, 10A, 525/7, 8, 9, 11A, 529/1A, 531/11, 12B, 12C, 532/4, 8, 9, 10 and 534/1. Total site area put together is 159758.00sqm (As per patta and Lease Deed). Applicant Proposed to remove the FSI area of 243.00Sqm from already approved and additional FSI Area:44227.99Sq.m has been proposed , Total FSI area put together is 94133.95Sqm.

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 82"** by the Director of Town and Country Planning. Subsequently Technical Concurrence was issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No:224/2026.**

The area statement for the Proposed Additional Industrial Building (Orange Category) is as below.

Site Area: 159758.00sqm (As per Patta and Lease Deed)

Proposed Additional Industrial Building area statement in sqm

Block No	Building Details	FSI Area Sq.m	Non FSI Area Sq.m	Total Area Sq.m
11	Scrap Yard-1			
	Ground Floor	93.48	-	93.48
12	Cooling Tower Pump Room			
	Ground Floor	44.00	-	44.00
13	Hazardous Waste Yard-1			
	Ground Floor	30.21	-	30.21
14	BUILDING-B01			
	Ground Floor (Work Shop Area)	5916.00	-	5916.00
	First Floor (Work Shop Area)	5363.08	-	5363.08

	First Floor (Office Floor)	552.92	-	552.92
	Ground Floor (Canopy)	164.00	-	164.00
15	Security Room-2			
	Ground Floor	30.00	-	30.00
16	Security Room-3			
	Ground Floor	30.00	-	30.00
17	Panel Room-3			
	Ground Floor	128.00	-	128.00
18	Pump Room-3			
	Ground Floor	120.00	-	120.00
19	STP Pump Room-2			
	Ground Floor	31.61	-	31.61
20	Driver's Rest Room-3			
	Ground Floor	28.00	-	28.00
21	Scrap Yard-2			
	Ground Floor	84.00	-	84.00
22	BUILDING C01			
	Ground Floor	2424.30	-	2424.30
	First Floor	2424.30	-	2424.30
	Ground Floor (Canopy)	64.00	-	64.00
23	BUILDING C02			
	Ground floor	1395.05	-	1395.05
	First floor	1509.30	-	1509.30
24	Security Room-4			
	Ground Floor	30.00	-	30.00
25	PANEL ROOM-4			
	Ground Floor	128.00	-	128.00
26	PUMP ROOM-4			
	Ground Floor	120.00	-	120.00
27	STP PUMP ROOM-3			
	Ground Floor	31.61	-	31.61
28	DRIVER'S REST ROOM-4			
	Ground Floor	28.00	-	28.00
35	BUILDING D02			
	Ground Floor	21848.89	-	21848.89

36	SCRAP YARD-3			
	Ground Floor	300.00	-	300.00
37	SECURITY ROOM-5			
	Ground Floor	45.00	-	45.00
38	SECURITY ROOM-6			
	Ground Floor	30.00	-	30.00
39	PANEL ROOM-5			
	Ground Floor	168.63	-	168.63
40	PUMP ROOM-6			
	Ground Floor	120.00	-	120.00
41	MAINTENANCE SHED			
	Ground Floor	130.50	-	130.50
42	OIL STORAGE SHED			
	Ground Floor	130.50	-	130.50
43	HAZARDOUS WASTE YARD-2 & SCRAP YARD-4			
	Ground Floor	329.00	-	329.00
44	ETP			
	Ground Floor	50.00	-	50.00
45	STP PUMP ROOM-4			
	Ground Floor	31.61	-	31.61
46	FIRE WATER TANK-1			
	Ground Floor	49.00	-	49.00
47	FIRE WATER TANK-2			
	Ground Floor	81.00	-	81.00
48	FIRE WATER TANK-3			
	Ground Floor	144.00	-	144.00
	Total area	44227.99	-	44227.99

Approved FSI Area vide order in 4th reference (A) - 17754.73Sqm (1st Bit approval)

Approved FSI Area vide order in 6th reference (B) - 32394.23Sqm (2nd Bit approval)

Removed FSI area (Block No.04 and 05) from

Already Approved (C) (2nd Bit approval) - 243.00Sqm

Proposed Additional FSI area (D) - 44227.99Sqm

Total FSI area (A + B – C + D) - 94133.95Sqm

With reference to the 8th to 20th cited above G.O's and Circulars, the fees payable to the Government are demanded to the applicant as per 25th cited. As per the reference cited in 26th the received fees are, Scheduled as below.

Government Fees Collected Table:

SL. No	PARTICULARS	AMOUNT	CHALLENGE NO/ RECEIPT NO	DATE
1.	Scrutiny Fees	Rs.3,27,745/-	20251219729699	19.12.2025
2.	Remaining Scrutiny Fees	Rs.500/-	-	01.06.2026
3.	Centage Charges for Land	Rs.30,000/-	20260529054254	29.05.2026
4.	Centage Charges for Building	Rs.50,000/-	20260529054254	29.05.2026
5.	I & A Charges	Rs.1,70,82,678/-	20260529054254	29.05.2026
6.	Development Charges for Building	Rs.6,72,146/-	20260529729699	29.05.2026
7.	Development Charges for Land	Rs.12,12,291/-	20260529729699	29.05.2026
8.	Display Board Charges	Rs.1,500/-	20260529729699	29.05.2026
9.	Shelter Charges	Rs.9,76,840/-	20260529055171	29.05.2026

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.94/2026 (14 Sheets)** with the following special and general conditions:

Special Conditions

1. The OSR -1 area (earmarked as A1 to A4) 697.47Sqm, OSR-2 area (earmarked as A5 to A10) 2153.79sqm, The OSR -3 area (earmarked as A11 to A14) 502.01Sqm, The OSR -4 area (earmarked as A15 to A18) 546.92Sqm, The OSR -5 area (earmarked as A19 to A25) 2457.94Sqm, The OSR -6 area (earmarked as A26 to A29) 660.08Sqm, The OSR -7 area (earmarked as A30 to A36) 1193.08Sqm, The OSR -8 area (earmarked as A37 to A40) 1074.80Sqm, The OSR -9 area (earmarked as A41 to A50) 3723.07Sqm, The OSR -10 area (earmarked as A51 to A54) 1905.77Sqm, The OSR -11 area (earmarked as A55 to A58) 503.04Sqm, The OSR -12 area (earmarked as A59 to A62) 675.14Sqm, total OSR area

16093.11sqm 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 Fire NOC cited in the reference 22nd issued by District Fire Officer, Kancheepuram, Tamil Nadu Fire and Rescue Services, is to be followed scrupulously.
3. Conditions stipulated in the Culvert Design Approval in the reference 23rd issued by Executive Engineer, Water Resources Department, Lower Palar Basin Division, Kancheepuram is to be followed scrupulously.
4. Conditions stipulated in the Environmental Clearance cited in the reference 24th issued by State Level Environment Impact Assessment Authority, Tamil Nadu is to be followed scrupulously.
5. Necessary Environmental clearance is to be obtained for the balance area 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.
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. 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

10. 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 for proposed additional 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 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 professional 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.

Enclosures:

Drawing Sheets – 1 to 14

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

To:

The President,
Uthukadu “B” village,
Walajabad Taluk,
Kancheepuram District,

Copy to:

1. The Block Development Officer(B. P),
Walajabad Panchayat Union/Taluk,
Kancheepuram District.
2. M/s. MS . CGD Industrial Parks Private Limited
And CGD Spacecore Private Limited,
5th Floor, NPL Devi,
No.111 L.B.Road
Thiruvanniyur,
Chennai-600 041.

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.

[/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
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



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
hello@verified.realestate
+91 9996 12 9996

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.

