

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/771425/2026

Date: .04.2026

1 Building – District Town and Country Planning Office, Kancheepuram District – Walajabad Taluk, Varanavasi Village, S.Nos: 227/1, 2; 228; 229/1, 2; 230/1, 230/2, 230/3, 4; 231/1, 231/2; 232/1, 2, 3, 4, 5; 233/1, 3; 241; 242/1, 2, 3, 4; 243/1A, 1B, 2; 244/1, 2, 3, 4, 5; 245; 256; 263/1B; 264/1, 2, 3, 4, 5; 265/1, 2A, 2B, 3A, 3B, 3C, 266/1A1, 1A2, 1B2, 2B; 267/1A1A1, 1A1A2, 1A1B, 1A2, 1A3, 1A4, 1B, 2A, 2B, 3A1, 3A2, 3B; 268/1A, 1B, 2, 3A, 3B, 3C, 4A, 4B; 269/2, 3A, 3B, 4A, 4B, 5, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10, 11; and Agaram Village 97; 98/1A, 1B1, 1B2, 1B3, 2A, 2B, 2C; 99/1, 2; 100/1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 2A, 2B; 101/1, 2; 102/1, 2; 103/2; 104/1A1B1, 1A2A, 1A2B, 1B, 2B1, 2B2; 107/2; 108/1A1, 1A2, 1B, 2A, 2B1A, 2B1B, 2B2, 2B3, 2C; 109/1, 2A, 2B; 110/1, 2A1, 2A2, 2A3, 2B with Site area of 242604.00Sqm (As per Patta) and FSI area of 251653.06Sqm has been already approved – Now additional site area has been added with already approved site area in Varanavasi Village, S.Nos:115/1B, 115/2A2 and Agaram Village, S.Nos:110/3, 111/2, 112/1, 112/2 - Proposed additional site area: 4760.00Sq.m (As per Patta) and Total site area put together is 247364.00Sqm – Block-1 (Tower G) – 16934.41Sqm and Block 9 & 10 - FSI area of 106.86Sqm has been removed from already approved - Proposed additional FSI area of 49228.54Sqm - Total retained from already approved, removed and revision and addition FSI area put together is 300881.60Sqm – **Technical Concurrence received – Technical Approved 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/0771425/2026, Dated: 26.03.2026.
2. Applicants. 1) M/s.Guindy Warehousing and Industrial Logistics Private Limited, 2) M/s.FillMore Industrial Logistics and Warehousing Private Limited, 3) M/s.STR Industrial Park Private Limited, Online Application No.SWP/BPA/ 0771425/2026, Dated:06.02.2026.
3. Assistant Director / Deputy Director (i/c), Kancheepuram District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/0771425/2026, Dated:09.02.2026.

- 4 Director of Town and Country Planning, Technical Concurrence issued vide proceedings Roc.No. SWP/ BPA / 0556015/2025, Dated:26.08.2025.(B.P/DTCP No.437/2025)
- 5 Assistant Director / Deputy Director (i/c), Kancheepuram District Town and country Planning office Planning Permission issued vide proceedings Roc No. SWP/BPA/ 0556015/2025, Dated: 17.09.2025. (Planning Permission No. SWP/B.P(Industry) / D.D.T.C.P(KPM) No.97/2025)
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.01, 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. 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. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
15. G.O.(Ms)No.185,Housing and Urban Development (UD3(2)) Department dated:09.10.2024.
16. District Collector, Kancheepuram Wet Land NOC D.Dis.No:12681 / 2020/B4,Dated :29.10.2020.
17. District Collector, Kancheepuram Wet Land NOC D.Dis.No:12682 / 2020/B4,Dated :29.10.2020.
18. District Collector, Kancheepuram Wet Land NOC D.Dis.No:40176/ 2019/B4,Dated :27.02.2020.
19. District Collector, Kancheepuram Wet Land NOC D.Dis.No:39491/ 2019/B4,Dated :27.02.2020.
20. District Collector, Kancheepuram Wet Land NOC D.Dis.No: COLKPM/3937-1/2024/B4,Dated : 03.02.2025.
- 21 Member Secretary, SEIAA Ministry of Environment and Climate Change Department, Tamil Nadu Environmental Clearance (EC), Identification No.EC24B3813tn5711613N, File No.11415, Category: B1, Dated:08.01.2025.

22. District Fire officer, Tamil Nadu Fire and Rescue Services Department, Kancheepuram District, PP NOC No: 2955 / NOC/ NMSB/ 2025, Dated:18.06.2025. Online token ID.299771.
23. Demand raised by this office through online dated:30.03.2026.
24. Payment received from online Dated: 06.02.2026, 06.04.2026 & 13.04.2026.

Order

With reference to the 2nd Cited letter, the Kancheepuram District, Walajabad Taluk, Varanavasi Village, S.Nos: 227/1, 2; 228; 229/1, 2; 230/1, 230/2, 230/3, 4; 231/1, 231/2; 232/1, 2, 3, 4, 5; 233/1, 3; 241; 242/1, 2, 3, 4; 243/1A, 1B, 2; 244/1, 2, 3, 4, 5; 245; 256; 263/1B; 264/1, 2, 3, 4, 5; 265/1, 2A, 2B, 3A, 3B, 3C, 266/1A1, 1A2, 1B2, 2B; 267/1A1A1, 1A1A2, 1A1B, 1A2, 1A3, 1A4, 1B, 2A,2B,3A1,3A2, 3B; 268/1A, 1B, 2, 3A, 3B, 3C, 4A, 4B; 269/2, 3A, 3B, 4A, 4B, 5, 6A, 6B, 7A, 7B,8A, 8B, 9A, 9B, 10, 11; and Agaram Village S.Nos: 97; 98/1A,1B1,1B2, 1B3, 2A, 2B, 2C; 99/1, 2; 100/1A,1B,1C,1D,1E, 1F, 1G,1H, 2A, 2B; 101/1, 2; 102/1, 2; 103/2; 104/1A1B1, 1A2A, 1A2B, 1B, 2B1, 2B2; 107/2; 108/1A1, 1A2, 1B, 2A, 2B1A, 2B1B, 2B2, 2B3, 2C; 109/1,2A, 2B; 110/1, 2A1, 2A2, 2A3, 2B with a Site area of 242604.00Sq.m with a FSI area of 251653.06Sqm has been already approved.

Now additional site area 4760.00sqm (As per Patta) has been added with already approved site area in Varanavasi Village, S.Nos:115/1B, 115/2A2 and Agaram Village, S.Nos:110/3, 111/2, 112/1, 112/2 - Proposed additional site area: 4760.00Sq.m (As per Patta) and Total site area put together is 247364.00Sq.m (As per Patta).

In the above site the applicant M/s.Guindy Warehousing and Industrial Logistics Private Limited, M/s.FillMore Industrial Logistics and Warehousing Private Limited and M/s.STR Industrial Park Private Limited has requested for Revision and Additional construction of Industrial buildings with an additional FSI area of 49228.54Sqm. Block-1 (Tower G) – 16934.41Sqm and Block 9 & 10 - FSI area of 106.86Sqm has been removed from already approved. Total retained from already approved and Revision and addition FSI area put together is 300881.60Sqm.

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 81"** 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: 262/2026**.

The area statement for the revised and Proposed Industrial building (Red Category) is as below.

Area of Site – 247364.00Sq.m.

Building area details: Industrial Building

S.No	Block	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total Built up Area (Sq.m)
Additional Expansion				
1	Tower- A – Block- Production Building			
	Terrace Floor	2577.91	-	2577.91
2	Tower- B – Block- Production Building			
	Terrace Floor	2594.29	-	2594.29
3	Tower- C – Block- Production Building			
	Terrace Floor	2679.54	-	2679.54
4	Tower- D – Block- Production Building			
	Terrace Floor	2655.82	-	2655.82
	Sub Total	10507.56	-	10507.56
Revision and addition to already approved				
5	Block-1 – Tower G - Office & Exhibition Hall			
	Ground Floor	4626.42	-	4626.42
	First Floor	4626.42	-	4626.42
	Second Floor	4626.42	-	4626.42
	Third Floor	4543.52	-	4543.52
	Head Room	-	264.92	264.92
	Sub Total	18422.78	264.92	18687.70
AREA DETAILS OF PROPOSED BUILDINGS				
A	Block-A			
	Ground Floor	1254.11	-	1254.11
	First Floor	1254.11	-	1254.11
	Second Floor	1171.18	-	1171.18
	Third Floor	1254.11	-	1254.11
	Fourth Floor	1171.18	-	1171.18
	Terrace Floor	-	124.00	124.00
	Sub Total	6104.69	124.00	6228.69
B	Club House			
	Ground Floor	2216.59	-	2216.59
	Block-B			
	Ground Floor	2367.31	-	2367.31
	First Floor	2366.82	-	2366.82
	Second Floor	2162.69	-	2162.69
	Third Floor	2366.82	-	2366.82
	Fourth Floor	2162.69	-	2162.69
C	Terrace	-	247.20	247.20
	Sub Total	11426.33	247.20	11673.53
C	Block-C			
	Ground Floor	1581.47	-	1581.47
	First Floor	1577.02	-	1577.02
	Second Floor	1501.53	-	1501.53
	Third Floor	1577.02	-	1577.02
	Fourth Floor	1501.53	-	1501.53
	Terrace	-	104.55	104.55

	Sub Total	7738.57	104.55	7843.12
	Block-D			
	Ground Floor	1581.47	-	1581.47
	First Floor	1577.02	-	1577.02
	Second Floor	1532.66	-	1532.66
D	Third Floor	1577.02	-	1577.02
	Fourth Floor	1532.66	-	1532.66
	Terrace	-	104.55	104.55
	Sub Total	7800.83	104.55	7905.38
	Basket Ball Court - Block E			
E	Ground Floor	659.34	-	659.34
	Badminton Hall - Block F			
F	Ground Floor	998.15	-	998.15
	Mutipurpose Hall - Block G			
G	Ground Floor	334.97	-	334.97
	Security Office - Block H			
H	Ground Floor	60.00	-	60.00
	Total	37339.47	580.30	37919.77

Already Approved FSI Area : 251653.06Sqm
 Additional Expansion FSI Area : 10507.56Sqm
 Revision and addition to already approved : 18422.78Sqm
 (Block -1 - Tower -G)
 Proposed Buildings FSI Area : 37339.47Sqm
 Already approved Removed FSI Area : (-) 17041.27Sqm
 (Block -1 - Tower -G & Block 9 &10)
 Total FSI Area : 300881.60Sqm

With reference to the 6th to 15th cited above G.O's and Circulars, the fees payable to the Government are demanded to the applicant as per 23^{ed} cited. As per the reference cited in 24th the received fees are, Scheduled as below.

Government Fees Collected Table:

SL. No	PARTICULARS	AMOUT	CHALLEN NO/ RECEIPT NO	DATE
1.	Scrutiny Fees	Rs.5,81,326/-	20260206771425	06.02.2026
2.	Centage Charges for Land	Rs.30,000/-	20260406018406	06.04.2026
3.	Centage Charges for Building	Rs.2,00,000/-	20260406018406	06.04.2026
4.	I&A Charges	Rs.1,85,05,000/-	20260406018406	06.04.2026
5.	Development Charges for Building	Rs.13,43,000/-	20260413771425	06.04.2026
6.	Development Charges for Land	Rs.24,74,000/-	20260413771425	06.04.2026
7.	Display Board Charges	Rs.1,500/-	20260413771425	06.04.2026
8.	Shelter Fund	Rs.36,4560/-	20260413020854	13.04.2026

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 proposed and numbered as **SWP/B.P (Industry) / D.D.T.C.P (KPM) No.74/2026 (12 Sheets)** with the following special and general conditions:

Special Conditions

1. The OSR -1 (earmarked as A1 to A7) area 2480.20Sqm, OSR-2 (earmarked as B1 to B6) area 1265.75Sqm, OSR-3 (earmarked as C1 to C8) 2528.84Sqm, OSR-4 (earmarked as E1 to E4) 1267.13Sqm, OSR-5 (earmarked as F1 to F6) 4584.96Sqm, OSR-6 (earmarked as G1 to G4) 776.26Sqm, OSR-7 (earmarked as H1 to H13) 5050.94Sqm, OSR-8 (earmarked as I1 to I6) 1565.64Sqm, OSR-9 (earmarked as J1 to J6) 2574.76Sqm, OSR-10 (earmarked as K1 to K4) 1327.95Sqm, OSR-11 (earmarked as L1 to L5) 1474.86Sqm and Total OSR 24897.29Sqm 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 16th to 20th issued by District Collector, Kancheepuram District is to be followed scrupulously.
3. Conditions stipulated in the NOC cited in the reference 22nd issued by District Fire officer, Kancheepuram District Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously
4. Revised fire NOC is to be obtained before issue of Planning Permission from District Town and Country Planning Office, Kancheepuram District.
5. Conditions stipulated in the Environmental Clearance cited in the reference 21st issued by State Level Environment Impact Assessment Authority, Tamil Nadu is to be followed scrupulously.
6. Necessary Environmental Clearance for additional area is to be obtained 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.
7. Patta Channel realigned within the site optimizing the usability of the site, due care shall be taken that its carrying capacity or velocity of flow is not reduced affecting the upstream and downstream sites.
8. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
9. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
10. 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.

11. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
12. 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.
13. 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.

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.

14. If the site is located in an area other than planning area, The local authority shall also collect the Non – Refundable Scrutiny fee Rs.1000/- per plot and 3% of Guide line value of land as land use conversion charges before issuing the final approval as envisaged in G.O.79 and G.O.53 H&UD department dated: 04.05.2017 and dated: 28.03.2025 respectively The payment of charges shall be made under the following.

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-
03-800-AA 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. 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 12

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

To

The President,
Varanavasi Village,
Walajabad Taluk,
Kancheepuram District.

Copy to

1. The Block Development Officer,
Walajabad Panchayat Union,
Walajabad Taluk,
Kancheepuram District.
2. 1. M/s. Guindy Warehousing And Industrial Logistics Private Ltd,
S.no.33, Oragadam walajabad Highway,
Varanavasi Village, Walajabad Taluk,
Kancheepuram District.
2. M/s. Fillmore Industrial Logistics And Warehousing private limited,
No.78/14, 3rd Floor, Gulmohar Avenue,
Velachery main Road, Guindy, Chennai-600 032.
3. M/s. Strindustrial Park Private Limited,
Registered Office: 2nd flr Rm 218, allied Indst. Est,
Plot: 569 NCKelkr, Mahim Mumbai, Maharashtra-400 016.

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

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

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