

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/0799653/2026

Date: .05.2026

Sir/Madam,

Subject:

Industrial Building (Red Category) – District Town and Country Planning Office, Kancheepuram District – Kancheepuram District, Sriperumbudur Taluk, Approved Sipcot Industrial Park Irungattukottai, (L.P/DD,TCP(K.D) No:104/2023), Plot No.K-55, S.Nos. 166pt & 167pt of Irungattukottai village - Already approved - Site area- 8093.71 sq.m (2.00 Acres) as per Document– Already approved FSI area:2541.21 sq.m, Already approved Not constructed area:46.50 sq.m and Now Proposed Additional FSI Area: 3645.24 sq.m – Total FSI area: 6139.95 sq.m – Technical Concurrence received from the Director of Town and Country Planning – **Technical Approval issued** – Regarding.

Reference:

1. The Director, Town & Country Planning Department, Chennai Technical Concurrence issued through online SWP Application No. SWP/BPA/0799653/2026, Dated: 18.04.2026.
2. M/S. Harris and Menuk Chemicals Private Limited, Online Application Reference No. SWP/BPA/0799653/2026, Received Dated: 07.03.2026.
3. Deputy Director, Kancheepuram District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/0799653/2026, Dated:09.03.2026.
4. Deputy Director (i/c), Kancheepuram District Town and Country Planning office, Planning permission vide ROC No:SWP/BP(Industry)/D.D.T.C.P(KPM), Dated: 09.06.2023. (Approval No: 57/2023).
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. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
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. Director of Town and Country Planning, Chennai circular Letter Roc No.4326/2019/BA2, Dated: 05.02.2020.
16. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
17. G.O. No.225, Housing and Urban Development Department, Dated: 26.11.2024.
18. G.O. No.155, Housing and Urban Development Department, Dated: 08.10.2025.
19. G.O. No.154, Housing and Urban Development Department, Dated: 07.10.2025.
20. District officer, Kancheepuram District, Fire & Rescue Services PP.NOC.No.7806/NOC/NMSB/2026, Dated: 04.02.2026.
21. Tamil Nadu Pollution Control Board, Consent order no. 2501263318975 Dated:04.04.2025, Proceedings No. T7/TNPCB/F.3687SPR/RM/SPR/A/2025, Dated: 04.04.2025. (Red Category).
22. Tamil Nadu Pollution Control Board, Consent order no. 2501163318975 Dated:04.04.2025, Proceedings No. T7/TNPCB/F.3687SPR/RM/SPR/W/2025, Dated: 04.04.2025. (Red Category).
23. MSME Application Reference No.200453-377092, Dated: 07.03.2026.
24. Demand raised by this office through online dated on.24.04.2026
25. Payment received from applicant through online Dated:06.03.2026, 29.04.2026 & 11.05.2026.

Order:

With reference to the 2nd Cited letter, the M/s. Harris and Menuk Chemicals Private Limited, has requested for the approval of Revision and additional construction of Industrial building in addition to the Technical approval has already been issued in the reference 3rd Cited for an FSI area of 2541.21 sq.m, In that Not constructed Area: 46.50 sq.m, in a site area of

8093.71 sq.m (2.00 Acres) at Approved Sipcot Industrial Park Irungattukottai, (L.P/DD,TCP(KD) No:104/2023) in Plot No.K-55, of S.Nos. 166pt & 167pt of Irungattukottai village, Sriperumbudur Taluk & Kancheepuram District.

Now Revision and additional construction of Industrial building area has been added to the Already approved site area of 8093.71 sq.m (2.00 Acres) as per Document, at Approved Sipcot Industrial Park Irungattukottai, (L.P/DD,TCP(KD) No:104/2023) in Plot No.K-55, of S.Nos.166pt & 167pt of Irungattukottai village, Sriperumbudur Taluk & Kancheepuram District, Proposed additional building FSI area : 3645.24 Sq.m & Total FSI area of 6139.95 sq.m

With Reference to the Letter cited in Reference No.1. The Director of Town and Country Planning accepted the applicant request and Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P / D.T.C.P No: 318/2026**.

The area statement for the Revision and Additional Industrial building is as below.

Area of Site – 8093.71 sq.m (2.00 Acres) as per Document

Building details: Revision and Additional Construction of Industrial Building (Red Category)

Manufacturing of Cationic Softener mixing products As per TNPCB.

Block. No	Description	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total Build up Area (Sq.m)
1	Factory Building			
	First floor	348.48	-	348.48
	Second Floor	371.10	-	371.10
	Third Floor	217.79	-	217.79
1A	Office Building			
	Ground Floor	428.46	-	428.46
	First floor	265.73	-	265.73
	Second Floor	428.46	-	428.46
	Third Floor	428.46	-	428.46
	Fourth Floor	428.46	-	428.46
1B	DM Water Tank			

	Ground Floor	54.35	-	54.35
	First floor	54.35	-	54.35
	Second Floor	54.35	-	54.35
2	Utility Block			
	UG Domestic & Fire Tank	-	223.01	223.01
	Ground Floor & Chimney	230.76	-	230.76
	First Floor	223.01	-	223.01
	Head Room	-	17.85	17.85
3	Toilet		-	
	Ground Floor	29.76	-	29.76
4	MV Panel			
	Ground Floor	81.72	-	81.72
5	Security Room	-	6.25	6.25
6	STP, ETP, Open Solid Waste Storage Area	-	189.00	189.00
7	Open Transformer yard	-	42.00	42.00
8	Open RMG and VCB	-	42.65	42.65
9	Open Staircase, Loading & unloading platform	-	135.12	135.12
	Total	3645.24	655.88	4301.12

Already approved building FSI area (A) = 2541.21 sq.m

In that Not constructed area (B) = 46.50 sq.m

Existing Approved Constructed FSI area (A) - (B) = 2494.71 sq.m

(C) Proposed Additional FSI area (D) = 3645.24 sq.m

Total FSI Area = (C) + (D) = 6139.95 sq.m

With reference to the 5th to 19th cited above G.O's and Circulars, the fees payable to the Government are demanded to the applicant as per 24th cited. As per the reference cited in 25th the received fees were scheduled as below.

Government Fees Collected Table:

Sl. No.	PARTICULARS	AMOUNT	CHALLENGE NO/RECEIPT NO	DATE
1.	Scrutiny Fee	Rs.19,432/-	20260307799653	07.03.2026
2.	Remaining Scrutiny Fees	Rs.1,500/-	-	11.05.2026

3.	Centage Charges for Land	Rs.10,500/-	20260429017124	29.04.2026
4.	Centage Charges for Building	Rs.20,000/-	20260429017124	29.04.2026
5.	I&A Charges	Rs.13,76,250/-	20260429017124	29.04.2026
6.	Display Board Charges	Rs.1,500/-	20260429799653	29.04.2026
7.	Development Charges for Building	Rs.64,650/-	20260429799653	29.04.2026
8.	Development Charges for Land	Rs.60,750/-	20260429799653	29.04.2026
9.	Shelter Charges	Rs.95,221/-	20260429017865	29.04.2026

The Fees Received in the above 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.82/2026 (8 Sheets)** with the following special and general conditions: 23

Special Conditions

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
3. The conditions imposed in the Fire NOC cited in the reference no.20th should be followed.
4. 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.
5. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
6. 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.

7. 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 Revised and Additional 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'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 8

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

To:

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

Copy to:

1. The Block Development Officer (B.P),
Sriperumbudur Panchayat Union / Taluk,
Kancheepuram District.
2. M/s. Harris And Menuk Chemicals Pvt Limited,
K55, SIPCOT industrial Park, Katrambakkam Main road,
Irungattukottai Village, sriperumbudur taluk,
Kancheepuram – 602 117.

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
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

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.

