

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/0821579/2026

Date: .07.2026

Building - Kancheepuram District Town and Country Planning Office – Kancheepuram District – Sriperumbudur Taluk/ Panchayath Union – Existing Industrial Building with the FSI area of 7310.96 Sqm with 247.5 HP has already been approved vide approval No. I.P/D.D.T.C.P (K.D).No.60/2021 - having site extent of 4.14 Acres (16753.99 sq.m) in S.F.No:158pt & 159pt of Vadagal 'B' village at Plot No. G-84 of approved Vallam Vadagal SIPCOT Industrial Park Layout vide L.P/D.D.T.C.P (K.D).No.105/2024 Additional Industrial building in the above said site with an additional FSI area of 2193.02 Sq.m with 435 HP (therefore total FSI area is 9503.98 Sqm) for the proposed construction of Additional Industrial Building - **Technical Approval Issued** – Forwarding for further action - Regarding.

Reference:

1. Online Application Reference No.SWP/BPA/0821579/2026, Dated: 29.05.2026. (Scrutiny Reference No: TY9BKK31) received from M/s.SREEVARI ENTERPRISES.
2. Regional Deputy Director, Chengalpattu Regional Proceeding ROC No.1649/2019/CR-3, Dated:16.04.2019.
3. The Director of Town and Country Planning Chennai Proceeding ROC No.8778/2021/TCP-5, Dated:28.09.2021.
4. The Deputy Director, District Town and Country Planning, Kancheepuram Proceeding ROC No.995/2021/Ka.Ma-2, Dated:20.12.2021.
5. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
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.1, 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 & G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
10. G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020.
11. G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.

12. G.O.(Ms)No.53, Housing and Urban Development Department
Dated:28.02.2024.
13. Director of Town and Country Planning, Chennai (Circular), Letter Roc No.
7486/2009/BA2, Dated: 16.04.2009.
14. Director of Town and Country Planning, Chennai Letter Roc No.
21075/2009/BA1, Dated: 27.06.2012.
15. Director of Town and Country Planning, Chennai Letter Roc No.
12201/2017/BA1, Dated: 22.09.2017.
16. Director of Town and Country Planning, Chennai Letter Roc No.
14227/2017/Spl. cell, Dated: 14.12.2017.
17. Director of Town and Country Planning, Chennai Letter Roc No.
4367/2019/BA2, Dated: 05.02.2020.
18. Director of Town and Country Planning, Chennai Letter Roc No.
7963/2022/K1, Dated: 23.04.2022.
19. District Environmental Engineer, TamilNadu Pollution Control Board,
Sriperumbudur, Proceedings No.F.2077SPR/GL/DEE/TNPCB/SPR/A/2026,
(Consent Order No.2608174547625), Dated:28.03.2026.
20. District Environmental Engineer, TamilNadu Pollution Control Board,
Sriperumbudur, Proceedings
No.F.2077SPR/GL/DEE/TNPCB/SPR/W/2026, (Consent Order
No.2608174547625), Dated:28.03.2026.
21. District Officer, Fire and Rescue Services Kancheepuram District, PP NOC NO:
11299/NOC/NMSB/2026, Dated:22.07.2026.
22. Demand raised by this office through online dated on: 27.07.2026.
23. Payment received from applicant through online Dated: 29.05.2026,
27.07.2026 & 28.07.2026.

Order:

With reference to the letter 1st cited, the applicant M/s.Sreevari Enterprises, has requested for the approval of Additional Industrial building for an additional FSI area of 2193.02 Sqm and 435 HP machineries having site extent of 4.14 acre (16753.99 Sq.m) in S.F.No:158pt & 159pt of Vadagal 'B' village at Plot No. G-84 of approved Vallam Vadagal SIPCOT Industrial Park Layout vide L.P/D.D.T.C.P (K.D) No.105/2024 situated in Sriperumbudur Taluk/ Panchayath Union of Kancheepuram District over the existing approved Industrial Building with the FSI area of 7310.96 Sqm and 247.5 HP machineries vide letter number 2nd & 3rd cited in reference. (The existing and proposed FSI area put together is 9503.98 Sqm with 642.5 HP machineries).

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

Site Area: 16753.99 Sqm

S. No.	Description	FSI Area in Sq.m	Non FSI area in Sq.m	Total Builtup area in Sq.m
	Earlier Approved Area Statement in Sqm (2019)			
	Block -1 (Factory Building)			
1.	Ground Floor Factory Area	2874.00	-	2874.00
2.	First Floor	106.18	-	106.18
3.	Care taker Booth	-	25.00	25.00
	Earlier Approved Area Statement In Sq.M (2021)			
	Block -2 (Factory Building)			
5.	Ground floor	3709.09	-	3709.09
6.	Mezzanine Floor	205.59	-	205.59
	Block - 1 (Office Expansion)			
7.	Ground Floor	208.05		208.05
8.	FIRST FLOOR	208.05		208.05
	PROPOSED AREA STATEMENT IN SQ.M (2026)			
	Block - 3 (Factory Building)			
9.	Ground Floor	1417.51	-	1417.51
10.	Conopy Area	18.94	-	18.94
11.	Mezzanine Floor	392.95	-	392.95
	Block - 4 (Storage Shed)			
12.	Ground Floor	179.58	-	179.58
	Block - 5 (EB Panel Room, DG & Compressed Shed)			
13.	Ground Floor	118.04		118.04
	Block - 6 (Parking Shed)			
14.	Ground Floor	66.00		66.00
	Total Area	9503.98	25.00	9528.98

$$\text{FSI Achieved} = \frac{9503.98}{16753.99} = 0.567$$

OSR = Sipcot Layout

With reference to the 5th to 18th cited above G.O's and Circulars, the fees payable to the Government are demanded to the applicant vide the 22nd cited letter. And as per the reference cited in 23rd the requested fees are scheduled as below.

Government Fees Collected Table:

SL. No	PARTICULARS	AMOUNT	CHALLENGE NO/ RECEIPT NO	DATE
1.	Scrutiny Fees	Rs.4,387/-	20260529821579	29.05.2026
2.	Development Charges for Building	Rs.32,925/-	20260727821579	27.07.2026
3.	Development Charges for Land	Rs.1,25,655/-	20260727821579	27.07.2026
4.	Display Board Charges	Rs.1,500/-	20260727821579	27.07.2026
5.	Centage Charges for Land	Rs.2,100/-	20260728007950	28.07.2026
6.	Centage Charges for Building	Rs.5,000/-	20260728007950	28.07.2026
7.	I & A Charges	Rs.8,23,125/-	20260728007950	28.07.2026
8.	Shelter Charges	Rs.4,94,000/-	20260727071816	27.07.2026

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 Proposed Industrial Building drawings and numbered as **SWP/B.P (Industry)/D.D.T.C.P (KPM) No.116/2026 (03 Sheets)** with the following special and general conditions:

Special Conditions

1. The conditions imposed in the District Environmental Engineer, TamilNadu Pollution Control Board, Sriperumbudur cited in the reference no.19th & 20th should be followed.
2. The conditions imposed in the Fire NOC cited in the reference no.21st should be followed.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
5. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rule are made there under and do 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.

6. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
7. The Directorate of Town and Country Planning 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.

8. 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 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 TNCDBR -2019 annexure.
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 G.O. No.341 MAWS dated: 03.11.2004 "U" Trap in the septic tank design to be provided.

9. Applicant should obtain constant from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for Discharge of sewage.
10. Fly Ash bricks and materials must be used for construction.
11. 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.
12. The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
13. 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.

The acknowledgement of the receipt of this proceedings and drawing shall be forwarded to this office through mail.

Enclosures:

Drawing Sheets – 02

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

To:

The President,
Vallam Vadagal – B Village,
Sriperumbudur Taluk / Panchayat Union,
Kancheepuram District.

Copy to:

1. The Block Development Officer (V.P),
Sriperumbudur Panchayat Union,
Sriperumbudur Taluk,
Kancheepuram District.
2. M/s.Sreevari Enterprises,
S.Nos.158pt, 159pt,
Plot No G-84 Sipcot Industrial Park,
Vadagal “B” village,
Sriperumbudur Taluk,
Kancheepuram District – 602 105.

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
/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.

