

PP

APPROVAL RECORD

Planning Permission

Tiruvallur

Tiruvallur 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.



GUMMIDIPOONDI LOCAL PLANNING AUTHORITY

Online Building Plan Application

SWP Application Number - SWP/BPA/0007259/2023

.m,

Industrial Building – DTCP, Chennai - Tiruvallur District, Gummidipoondi Local Planning Authority – Gummidipoondi Taluk – Pappankuppam village – SF. No.224Pt & 250pt, SIPCOT Industrial Complex, Plot No.83,84 &117 - Site area of 24842.44 sq.m – Existing FSI Area:5330.88 sq.m – Proposed additional FSI area:2455.90 sq.m – Total FSI Area:7786.78 sq.m – Technical Concurrence issued – Forwarded for further action - Regarding.

- Reference :
1. M/s.Precision Hydraulics Private Limited, Online Application No. SWP/BPA/0007259/2023, Dated:02.08.2023 & 20.09.2023
 2. The Assistant Director, Tiruvallur, Inspection Report on Dated:21.02.2023.
 3. The Directorate of Town and Country Planning Technical Concurrence Issued Online Application No. SWP/BPA/0007259/2023, Dated: 20.11.2023.
 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, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 .
 8. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
 9. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
 10. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
 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. Station Officer, Fire & Rescue Services, Tiruvallur, L.Dis.No.773/A/2023, Dated:02.02.2023.
17. Member Secretary, Gummidipoondi Local Planning Authority, Proceedings letter Roc.No.3567/2006/GLPA, dated:20.10.2006.
18. Demand Paid on 08.12.2023.
19. Tamil Nadu Pollution Control Board Letter No.2407157899710, dated: 15.04.2024.

Order

.....X.....

1. With reference to the 1st Cited letter, the applicant M/s.Precision Hydraulics Private Limited has requested for the approval of additional construction of Industrial building in addition to the Planning permission has already been issued in the reference 16th cited for an FSI area of 5330.88 sq.m with site area of 24842.44 sq.m at Tiruvallur District, Gummidipoondi Local Planning Authority, Gummidipoondi Taluk, Pappankuppam village, SF. No.224Pt & 250pt, SIPCOT Industrial Complex, Plot No.83,84 & 117. Now a proposed additional FSI area is of 2455.90 sq.m. In continuation, the above proposal was submitted to Head office vide in the reference 2nd cited. In the reference 3rd Cited, the Directorate of Town and Country Planning processed and accepted the applicant request and The Technical Concurrence is issued under section 47(A) of Town and Country Planning Act, 1971 for the above additional proposal and numbered as **B.P/ DTCP No:421 / 2023**. with Special conditions and General Conditions as follows with a direction to collect necessary charges for further actions.

The area statement for the proposed additional Industrial building is as below. Area of Site - 24842.44 sq.m.

Proposed additional of Industrial building area details (Red Category)

S. No	Description	FSI (Sqm)	Non FSI Area(Sqm)	Total Buildup Area (Sqm)
1	Industrial Building- Ground Floor	2083.78	-	2083.78
2	EB Room	133.14	-	133.14
3	Paint Storage Room	28.60	-	28.60
4	Gas Godown	50.38	-	50.38

5	Storage Shed	160.00	-	160.00
6	Guard Room - 1	-	6.25	6.25
6	Guard Room - 1	-	6.25	6.25
	Total	2455.90	12.50	2468.40

Already approved FSI area: 5330.88 sq.m

Proposed FSI area: 2455.90 Sq.M

Total FSI area: 7786.78 Sq.M

Total FSI achieved – 0.31, Total no.of H.P - 1287

3. In continuation of the Technical Concurrence issued by DTCP, the above proposed Industrial building proposal is given Planning Permission Approval with the following Special and General conditions and the building plan is numbered as **SWP/B.P(Industry)/M.S.(GLPA) No. 34/2024.**

4. The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.

5. 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.

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

7. **The fee collected from the applicant are as follows.**

S.No	Description	Amount
1	Scrutiny Fees	RS. 41,858/-
2	Display Board Charges	RS.1,500/-
3	Centage Charge for Building	RS.10,000/-
4	Infrastructure and Amenities Charges	RS. 9,26,250/-
5.	Development Charge for Building	RS. 22,230/-
6.	Development Charge for Land	RS. 74,529/-

Special Conditions

1. Special Condition imposed As per DTCP Proceeding as in the reference 3rd cited, applicant submitted TNPCB NOC letter No.2407157899710 dated: 15.04.2024.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
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 of Tamil Nadu combined development and building rules, 2019 (TNCD&BR,2019). 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 as prescribed TNCD & BR,2019.
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 Town and Country Planning Department is not legally certifying the title to the ownership by granting this technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant is above 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 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. Shade trees should be planted around the proposed building site.

Encl.
Drawing – Sheet 1 to 4

To,

1.The Block Development Officer,
Gummidipoondi Panchayat Union,
Tiruvallur District.

2. M/s. Precision Hydraulics Private
Limited,

**No.83,84,117, SIPCOT Industrial Park,
Pappankuppam, Gummidipoondi,
Tiruvallur District.**

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.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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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.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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



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Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

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