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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.

DISTRICT TOWN AND COUNTRY PLANNING OFFICE – TIRUVALLUR DISTRICT**Online Building Plan Application – Technical Approval**Application Number: SWP/BPA/008359/2023Date: 30.12.2023

Subject : Additional Industrial Building – DTCP-Chennai –107 – Tiruvallur District - Tiruttani Taluk – Ponpadi Village –S.F.Nos.149/2A, 2B, 3, 4A, 4B, 5, 150/2A2, 2B1, 3B, 4, 151/6, 7, 152/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 161/7B, 8, 162/1B, 1C2, 2, 3, 4, 5, 6, 7, 163/1, 2, 3A, 3B, 4, 5, 6, 164/1, 2, 3, 4A, 4B, 5A, 5B, 6, 7, 8, 9, 165/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 166/1A, 1B, 2, 3, 4, 167/1, 2, 172/1A, 173/1, 174/1, 2, 3, 4, 5, 175/6, 176/11, 12B, 177/1, 2, 3, 4, 5, 6, 7, 8A, 8B, 9, 10, 178/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 179/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 180/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 181/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 182/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 183/7B, 8, 185/10, 11, 12 -with a Site Area of 252750.00sq.m(As per patta) - FSI Area of 50653.95sqm has been already approved – Now additional building for FSI Area of 10116.70Sq.m has been added with already approved site - Total Additional Industrial building put together FSI Area of 60770.65Sq-m-Technical Concurrence issued – Forwarded for further action - Regarding.

- Reference :**
1. Applicant. M/s.Tube Investments of India Limited, Online Application Reference No. SWP/BPA/008359/2023, dated:13.04.2023.
 2. Assistant Director, Tiruvallur District Town and Country Planning Office Inspection Report of Online Application No.SWP/BPA/008359/2023, dt:01.05.2023.
 3. The Directorate of Town and Country Planning Technical Concurrence Issued Online Application No. SWP/BPA/00008359 /2023, Dated: 02.11.2023
 4. Director of Town and Country Planning Proceedings Roc No:13909/2022/ Splcell, Dated: 11.07.2022(Technical Concurrence No: 258/2022)
 5. Deputy Director/Assistant Director (i/c) Proceedings Roc No: 1208/2022/Tiruvallur-2, Dated:12.08.2022, (Approval No: 52/2022)
 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.
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/SplCell, Dated: 14.12.2017.
15. District Officer, Fire & Rescue Services Department, Tiruvallur District Licence No: 4863/B/2022, Dated: 19.07.2022.
16. District Collector, Tiruvallur, Wet land NOC RC.No.5068/2012/N2, dated 13.07.2012.
17. District Collector, Tiruvallur, Wet land NOC RC.No.8248/2012/N2, dated 13.07.2012.
18. Tamil Nadu Pollution Control Board Consent Order No.2306250129735, Proceedings No.T5/TNPCB/F.0253TLR/RL/TLR/A/2023, Dated.25.04.2023
19. This office demand payment request letter. Dated.09.11.2023 (requiring payment of Centage Fee, Display Board Fee, I&A Charges, Shelter Charges, ect)
20. Applicant payment letter, dated.26.12.2023 (payment of Centage Fee, Display Board Fee, I&A Charges, Shelter Charges, ect)

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Order

With reference to the 1st Cited letter, the applicant M/s.Tube Investments of India Limited has requested for the proposed additional construction approval of industrial building to the technical approval has already been issued in the reference 4th cited for an FSI area of 50653.95 sqm in a site area of 252750.00 Sqm (As per patta) at Survey No:149/2A, 2B, 3, 4A, 4B, 5, 150/2A2, 2B1, 3B, 4, 151/6, 7, 152/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 161/7B, 8, 162/1B, 1C2, 2, 3, 4, 5, 6, 7, 163/1, 2, 3A, 3B, 4, 5, 6, 164/1, 2, 3, 4A, 4B, 5A, 5B, 6, 7, 8, 9, 165/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 166/1A, 1B, 2, 3, 4, 167/1, 2, 172/1A, 173/1, 174/1, 2, 3, 4, 5, 175/6, 176/11, 12B, 177/1, 2, 3, 4, 5, 6, 7,

8A, 8B, 9, 10, 178/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 179/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 180/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 181/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 182/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 183/7B, 8, 185/10, 11, 12 Ponpadi Village, Tirutani Taluk, Tiruvallur District.

Now an additional buildings are proposed in the already approved site. Proposed additional industrial building FSI area is 10116.70Sqm. Already approved and proposed additional FSI area put together is 60770.65Sqm.

Assistant Director, Tiruvallur District Town and country planning office has recommended the proposal with a site inspection remarks. Based on the Assistant Director recommendation, DTCP in the order 3rd cited has accepted the applicant request and the 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: 402 / 2023.** with Special Conditions and Conditions as follows with a direction to collect necessary charges for further actions.

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

Area of Site -

252750.00sq.m (As per Patta)

238161.09sq.m (As per super imposed area)

Building details: Additional Industrial Building (Red Category)

Building Number	Building Name	FSI Area in Sqm	Non FSI Area in Sqm	Total Build up area in Sqm
63A	Expansion Building (FG Storage)	1110.00	-	1110.00
63B	Expansion Building (New CDW bay)	5430.00	-	5430.00
63C	Expansion Building (New extension slitter bay)	490.50	-	490.50
63D	Expansion Building (New wet process bay)	1260.00	-	1260.00
63E	Expansion Building (New extension tube mill bay)	629.00	-	629.00
63F	Tube Mill Control Room	125.00	-	125.00
63G	Maintenance, Tool Room, Quality Lab	144.00	-	144.00
63H	Substation Shed	169.30	-	169.30
63I	Gas Plant Shed	143.00	-	143.00
63J	Cooling Tower	210.00	-	210.00
63K	Coolant Filtration	91.00	-	91.00
63L	Compressor Shed	90.00	-	90.00
64	Low Temperature Evaporator Shed	100.00	-	100.00
65	ATFD Shed	124.90	-	124.90
Total		10116.70		10116.70

Already Approved FSI Area : 50653.95 Sqm

Additional Proposed Building : 10116.70 Sqm

Total FSI Area : 50653.95Sqm + 10116.70Sqm = 60770.65 Sqm

3. In Continuation of the above Technical Clearance issued by DTCP, the proposed building proposal is given Technical Approval with the following Special and General Conditions. The Building plan is Numbered as SWP/B.P(Industry)/A.D.D.T.C.P(TVLR)No.**85/2023**.

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.4,02,520/-
2	Centage Charge for Building	Rs.4,000/-
3	Infrastructure and Amenities Charges	Rs.38,70,594/-
4	Shelter Charges	Rs.1,42,281/-
5	Display Board Charges	Rs.1,500/-

Special Conditions

1. The OSR 1 to OSR 20 - 25500.00Sqm shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41 (1) (i).
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 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 should be installed for the proposed industrial use construction.
2. The parking lot shall be used for that purpose as intended on the drawing,
3. The openings shown on the drawing should be positioned accordingly.
4. No alteration shall be made in the building contrary to the approved drawing, if any alteration is to be made, prior approval of this authority shall be obtained.
5. Rainwater harvesting facilities should be implemented in the building as shown in the drawing and as per G.O No. 18 Municipal Administration and Water Supply Department dated 04.02.2019.
6. The Applicant shall at his own cost provide sewage from the proposed building, disposal by private vehicles, protected drinking water facility for the user and water supply for other needs.
7. Anti-mosquito device should be fitted to drinking water tank and well located in the site.
8. Adequate fire protection and fire fighting equipment shall be provided in the proposed construction as required by law.
9. As per G.O No.341, Municipal Administration and Municipal Administration and Water Supply Department (N,N,1) Department dated 03.11.2004, "U" Trap should be set up in septic tank.
10. As per Environment and Forest Department notification, Fly Ash Bricks and

Materials are to be used for the proposed building.

11. A copy of the approved plan (true copy) shall be installed on the board in a visible manner at the site during construction.

12. G.O No. 18, Municipal Administration and Drinking Water Supply (Na, Ni, 1) Department dated 04.02.2019- "Tamil Nadu Combined Development & Building Rules 2019" rules should be followed.

13. Shade trees should be planted around the proposed building site.

Encl:

Drawing Sheet -3

Assistant Director
District Town and country Planning office,
Tiruvallur District.

To:

The Block Development Officer,
Tiruttani Panchayat Union,
Tiruvallur District

Copy To:

M/s. TUBE INVESTMENT OF INDIA LTD,
Ponpadi village,
Tiruttani taluk,
Tiruvallur-631213.



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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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

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