

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
DISTRICT TOWN AND COUNTRY PLANNING OFFICE – TIRUVALLUR DISTRICT
Online Building Plan Application – Technical Approval

Application Number: SWP/BPA/0008470/2023

Sir/Madam,

Subject: **Industrial Building** – Office of the Gummidipoondi Local Planning Authority – Thiruvallur District – Gummidipoondi Taluk / Panchayat Union – Pappankuppam Village – S.F.No.354/2Apt, 354/2Bpt & 354/2Cpt and Karumbukuppam Village – S.F.No. 11/4A1B1 & 11/4A1C - Approved SIPCOT Industrial park L.P/D.T.C.P. No. 68 / 2013 – Plot No. B-26A & 26B - Site Extent of 13597.44 sq.m – FSI area of 8026.45 sq.m – Technical Concurrence issued for proposed Industrial Building– Technical Approval Issued - Forwarded for further action – Regarding.

- Reference:
1. Mr. Bimal Kumar Mahnot, M/s.Kanta Flex (INDIA) Pvt.Ltd, Online Application Reference No. SWP/BPA/008470/2023, Received Dated: 06.04.2023.
 2. This office Inspection Report of Online Application No. SWP/BPA/008470/2023, Dated: 01.04.2023.
 3. The Directorate of Town and Country Planning Technical Concurrence Issued Online Application No. SWP/BPA/008470/2022, Dated: 15.06.2023.
 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. Director of Town and Country Planning, Chennai circular LetterRocNo.7486/2009/BA2,Dated:16.04.2009.
 11. Director of Town and Country Planning, Chennai circular LetterRocNo.21075/2009/BA1,Dated:27.06.2012.
 12. Director of Town and Country Planning, Chennai circular LetterRocNo.12201/2017/BA1,Dated:22.09.2017.
 13. Director of Town and Country Planning, Chennai circular LetterRocNo.14227/2017/Splcell,Dated:14.12.2017.

14. Director of Town and Country Planning, Chennai circular Letter Roc No.4326/2019/BA2,Dated:05.02.2020.
15. G.O.No.79, Housing and Urban Development Department, Dated:04.05.2017.
16. District Officer, Fire & Rescue Services, Thiruvallur ROC, L.Dis.No.2122/A/2023, Dated: 13.03.2023.

Order

With reference to the 1st letter Cited, the applicant Mr. Bimal Kumar Mahnot, M/s.Kanta Flex (INDIA) Pvt.Ltd has requested for the approval of Industrial building at Tiruvallur District, Gummidipoondi Taluk / Panchayat Union, Pappankuppam Village, S.F.No.354/2A (pt), 354/2B (pt), 354/2C (pt) & Karumbukuppam Village, S.F.No. 11/4A1B1, 11/4A1C, Approved SIPCOT Industrial park LP/DTCP No. 68 / 2013, Plot No. B-26A & B-26B, having Site Extent of 13468.26 sq.m. with FSI area of 8026.45 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 has processed the above applicant request, the request has been accepted and The Technical Concurrence is issued under section 47(A) of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P / DTCP No: 216 / 2023.** and sent for further action.

2. The area statement for the proposed Industrial building are as follows.

Area of Site - 13597.43 Sq.m.

Proposed Building details: Industrial Building (Green Category)

S.No.	Description	FSI (Sq.m)	Non FSI Area(Sq.m)	Total Buildup Area (Sq.m)
1	Factory - Block 1			
	Ground Floor	7195.21	-	7195.21
	First Floor	223.98	-	223.98
	Second Floor	531.74	-	531.74
2	Toilet Block - 2			
	Ground Floor	39.87	-	39.87
3	Pump Room - 3			
	Basement Floor	-	166.44	166.44
	Ground Floor	35.65	-	35.65
4	Guard Room - 4			
	Ground Floor	-	6.25	35.65

5	Guard Room – 5			
	Ground Floor	-	6.25	6.25
6	Guard Room - 6			
	Ground Floor	-	6.25	6.25
	Total Area	8026.45	185.19	8211.64

Total FSI Area – 8026.45 sq.m

FSI Achieved – 0.60

3. With the above area statement, the proposed Industrial building proposal is given Technical Approval/ Planning Permission with the following Special and General conditions. The building plan is Numbered as **SWP/B.P(Industry) /M.S.(GLPA) No.02/2023.**

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. 36,448.00/-
2	Display Board Charges	Rs. 1,500.00/-
3	Shelter Charges	Rs. 1,49,026.00/-
4	Centage Charge for Land	Rs. 600.00/-
5	Centage Charge for Building	Rs. 3,000.00/-
6	Infrastructure and Amenities Charges	Rs. 30,10,125.00/-
7	Development Charges for Building	Rs. 73,908/-
8	Development Charges for Land	Rs. 40,794/-

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) Planning permission is issued in accordance with the provisions of the Town and Country Planning Act and the rule 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 architects/ Licensed Surveyors and the Structural Engineer Associated with the Development shall ensure that developments shall be structurally sound and adequate safety measures and taken during the process of construction.

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

5) 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) As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots.

8) "The Provision in the G.O.(Ms) No.17, H & UD (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.
14. The existing old buildings in the site should be demolished.

Encl:

Drawing Sheet 1 to 5

Assistant Director/Member Secretary,
Gummidipoondi Local Planning Authority,
@District Town and country Planning office,
Tiruvallur District.

To:

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

Copy To:

M/s.Kanta Flex (INDIA) Pvt.Ltd,
New No.213, Broadway,
First Floor, Chennai - 600 102.

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.

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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

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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