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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.



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TRICT TOWN AND COUNTRY PLANNING OFFICE – TIRUVALLUR DISTRICT

Online Building Plan Application – Technical Concurrence

Application Number :SWP/BPA/0009831/2023

: Proposed Revision and Additional Industrial Building–Town and Country Planning Office - Tiruvallur District - Tiruvallur District, Uthukkottai Taluk, Panappakkam village- S.F.Nos. –113/1, 113/2, 114/1, 115/1, 115/2, 115/3, 115/4, 116/1A, 116/1B, 116/2, 116/3, 116/4, 116/5, 117, 118/1, 118/2, 119, 120/2, 233/2, 242/1, 242/2, 243, 244, 245/1A, 245/1B2, 245/2B, 248/1A, 248/1B, 249/1, 249/2, 250, 251, 253/1, 253/2, 254/1A, 254/1B, 254/1C, 254/2, 254/3, 254/4, 255, 256/1, 259/1, 260/1, 260/2, 261/1, 261/2, 262/1A2, 262/2A, 262/2B, 266/2B, 267/1B, 267/2, 268, 271/2, 272, 273, 274, 102/1, 102/3, 103/2, 247, 248/2, 83/3B, 101/1B, 101/2B and Maduravasal Village S.F.Nos. 404/2, 404/3, 404/4, 404/5A, 395/2, 395/3, 396, 397/3, 397/4, 399/1A, 399/1B, 403/1, 403/2A, 403/2B, 404/1A1, 404/1A2, 404/1B, 379/1, 379/2A, 382/2A, 383/1A, 383/1B, 383/2, 383/3, 384/1A, 384/1B, 384/3A, 384/3B, 384/4, 385/1B, 385/2A2, 385/2B, 386/1A, 386/2A2, 392/1H, 392/1I, 392/1J, 392/1K, 392/2, 395/1A, Site extent:274346.20Sqm-FSI Area:119163.40sqm-Already approved -Now additional site area has been added with the above already approved site area in Maduravasal village,S.F.Nos:391/3B, 392/1C, 392/1D, 392/1E, 392/1F Proposed additional site area:5179.97sqm (As per patta)-Total Site Area:279526.17sqm-Additional FSI Area:3470.65sqm-Totally Existing Revision and Proposed Put together FSI Area:122634.05Sqm -Technical Concurrence issued – Forwarded for further action - Regarding.

Reference :

1. Applicant M/s.VinplexIndia Pvt Ltd., Online Application No: SWP/BPA/0009831/2023,Dated: 18.05.2023.
2. Assistant Director,Tiruvallur District, Town and Country Planning office, Inspection report of online Application No: SWP/BPA/0009831/2023,Dated: 05.06.2023.
3. The Directorate of Town and Country Planning Technical Concurrence Issued Proceeding No. SWP/BPA/0009831/2023, Dated 04.04.2024.
4. Director of Town and Country Planning, Chennai Proceedings Roc No: 8188/2021/Splcell, Dated:27.04.2021. (Technical Concurrence No: 240/2021)
5. Assistant Director,Tiruvallur District Town and Country Planning Office Proceedings Roc No:1389/2021/TLR-2,Dated: 07.12.2021.(Planning Permission No: 55/2021)
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/Spl.Cell, Dated: 14.12.2017.
15. District Collector Tiruvallur Wet Land Noc D.Dis.No.26042/2021/N2, Dated-14.05.2022.
16. District Collector Tiruvallur Wet Land Noc D.Dis.No.24135/2012/N1, Dated-17.10.2013.
17. District Collector Tiruvallur Wet Land Noc D.Dis.No.9044/2015/N1, Dated-25.01.2019.
18. Joint Director, Agriculture Department Tiruvallur District Dry land NOC Letter No.MT1/3649/2021, Dated-03.11.2021.
19. District Fire & Rescue Services, Tiruvallur District, NocNo:L.Dis No: 4187/A/2023, Dated:12.05.2023.
20. Chief Engineer, PWD, Water Resources Department, Chennai Region Culvert Noc Letter No.DB/T5(3)/F-NOC-Maduravasal Village/2021, Dated-22.12.2021.
21. Demand Fees for I & A and others raised on 05.04.2024.
22. Demand Paid on 10.04.2024.

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Order

1. With reference to the 1st Cited letter, the applicant M/s.Vinplex India Pvt Ltd, has requested for the approval of proposed additional Industrial buildings in addition to the Planning permission has already been issued in the reference 4th cited for an FSI area of 119163.40sqm in a site area of 274346.20Sqm at Tiruvallur District, Uthukkottai Taluk, Panappakkam village - S.F.Nos. – 113/1, 113/2, 114/1, 115/1, 115/2, 115/3, 115/4, 116/1A, 116/1B, 116/2, 116/3, 116/4, 116/5, 117, 118/1, 118/2, 119, 120/2, 233/2, 242/1, 242/2, 243, 244, 245/1A, 245/1B2, 245/2B, 248/1A, 248/1B, 249/1, 249/2, 250, 251, 253/1, 253/2, 254/1A, 254/1B, 254/1C, 254/2, 254/3, 254/4, 255, 256/1, 259/1, 260/1, 260/2, 261/1, 261/2, 262/1A2, 262/2A, 262/2B, 266/2B, 267/1B, 267/2, 268, 271/2, 272, 273, 274, 102/1, 102/3, 103/2, 247, 248/2, 83/3B, 101/1B, 101/2B and Maduravasal Village S.F.Nos. 404/2, 404/3, 404/4, 404/5A, 395/2, 395/3, 396, 397/3,

397/4, 399/1A, 399/1B, 403/1, 403/2A, 403/2B, 404/1A1, 404/1A2, 404/1B, 379/1, 379/2A, 382/2A, 383/1A, 383/1B, 383/2, 383/3, 384/1A, 384/1B, 384/3A, 384/3B, 384/4, 385/1B, 385/2A2, 385/2B, 386/1A, 386/2A2, 392/1H, 392/1I, 392/1J, 392/1K, 392/2, 395/1A.

Now the proposal is of an additional site area of 5179.97 Sq.m (As per Patta) has been added to the above already approved site area at Tirvallur District, Tiruvallur Taluk, Maduravasal village, S.F.Nos:391/3B, 392/1C, 392/1D, 392/1E, 392/1F totalling site area of 279526.17 Sqm with additional FSI Area of 3470.65sqm Totally Existing Revision and Proposed additional FSI Area:122634.05Sqm. In continuation, this Proposal was Scrutinized and Submitted to Head Office, in the reference 2nd cited. In the reference 3rd Cited, the Directorate of Town and Country Planning has processed and accepted the applicant request and The Technical Concurrence was issued under section 47 of Tamil Nadu Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No:178/2024**. by marking the boundary of the site as **"1 to 132"**. and forwarded to this office further actions.

In Continuation of the Technical Clearance issued by DTCP in the reference 3rd cited, The proposed site is boundaries' as "1 to 132" and Numbered as **SWP/L.P/A.D.D.T.C.P(TVLR) No.88 /2024** and Site Approval is being given.

2. The area statement for the Proposed revision and additional Industrial Building is as below.

Area of Site - 279526.17sqm

Revision and Proposed Additional Industrial Building

S.No	Floor Detail	Revised Cum Additional Building Area	Non FSI Area	TOTAL BUILTUP AREA (SQ.M)
1	B4 Ground Floor	13593.00	-	13593.00
	B4 Mezzanine Floor	375.56	-	375.56
	B4 Canopy	264.60	-	264.60
2	V6 Ground Floor	25080.00	-	25080.00
	V6 Mezzanine Floor	721.23	-	721.23
	V6 Canopy	529.20	-	529.20
3	Pump Room	168.08	-	168.08
4	STP Shed Area	43.89	-	43.89
	Total	40775.56	-	40775.56

Already Approved FSI Area : 119163.40Sqm

Proposed Additional FSI Area : 3470.65Sqm

Total Approved and Proposed additional FSI Area : 122634.05Sqm

3. In continuation of the Technical clearance issued by DTCP in reference 3rd cited, the above proposed Industrial building proposal is given Technical clearance Approval with the following Special and General conditions and the building plan is numbered as **SWP/(Industry) A.D.D.T.C.P (TVLR) No.33/2024.**
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.14,741/-
4	Display Board Charges	Rs.1,500/-
5	Shelter Charges	Rs.42,940/-
6	Centage Charge for Land & Building	Rs.10,000
7	Infrastructure and Amenities Charges	Rs.13,12,500/-
9	Flag Day (Offline)	Rs.25,000/-

Special Conditions

1. OSR -1(earmarked as A1 to A7) area 955.43Sqm, OSR – 2 (earmarked as B1 to B5) area 578.39Sqm, OSR – 3 (earmarked as C1 to C9) area 2522.83Sqm, OSR – 4 (earmarked as D1 to D11) area 1239.46Sqm, OSR – 5 (earmarked as E1 to E5) area 1647.1Sqm, OSR – 6 (earmarked as F1 to F9) area 5844.46Sqm, OSR – 7(earmarked as G1 to G10)area 707.34Sqm, OSR – 8 (earmarked as H1 to H7)area 6442.11Sqm, OSR – 9 (earmarked as i1 to i6)area 999.7Sqm, OSR – 10 (earmarked as J1 to J13)area 7080.21Sqm Total OSR 28017.03 Sqm shown in the site plan should be retained as Open Space Reservation as per TNCD BR, 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 to be provided to the Revision and Proposed 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 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 professional details at the place of construction.
11. Shade trees should be planted around the proposed building site.

Assistant Director,
District Town and Country planning office,
Tiruvallur District.

To,
The Block Development Officer,
Ellaburam Panchayat Union,
Tiruvallur District.

Copy To:

M/s. Vinplex India Pvt Ltd,
"Regus Olympia Technology Park"
No.2, SIDCO Industrial Estate,
Guindy, Chennai-32.



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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