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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/0010136/2023

Dated:10.08.2023

Sir/Madam

Subject : Industrial Building – Office of the Tiruvallur District Town and Country Planning – Tiruvallur District, Ponneri Taluk, Azhinjivakkam village (Jaganathapuram revenue village) - S.F.Nos. 26/1,2,3;27/1,2;28/1,2,3,4,5,6B,7B,8B; 29/1,2,3,4,5B; 30/1,2,3,4,5,6,7A1,7A2,7B,8,9;31/1; 37/2B1A,44/4; and Bandikavanur village survey Nos: 34/3A2;37/2B;39/1,2;40/41;42/2; 43/1A1A2, 1A1B,2B2; 46; 47; 48/1A;49/2B Site Area :146159Sqm - FSI Area: 84215.62sqm –Now additional site area has been added with already approved site area in Bandikavanur village S.F.Nos:20;21/2;26/1,2; 27/1B3,1B4;28/1,2;29;30/1,2;31;32;33/2;34/2,3B;35/1,2;36;37/1,2A;38/1, 2A,2B ;48/2-Proposed additional site area: 96600sqm – Total Site area: 242759Sqm- Proposed additional and Revised FSI Area: 126812.03Sqm- Technical Approval issued – Forwarded for further action - Regarding.

Reference :

1. M/s. Jurojin Developers Private Limited, Online Application No. SWP/BPA/0010136/2023, Dated: 02.06.23.
2. This office, Inspection Report of Online Application No. SWP/BPA/0010136/2023, Dated:21.06.2023.
3. Director of Town and country planning, Chennai Technical Concurrence Issued Online Application No. SWP/BPA/0010136/2023, dated.01.08.2023
4. Director of Town and country planning Proceedings Roc No: 10092/2022/ Splcell, Dated: 28.06.2022 (Approval No:234/2022)
5. Assistant Director (i/c), Tiruvallur District Town and country Planning office, 851/2022/Tvl-2, Dated: 08.07.22 (Approval No: 41/ 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. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017
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. 21075/2009/BA1, Dated: 27.06.2012.

14. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
16. District Collector, Tiruvallur District, D.DisNo:11948/22/B3, Dated:03.02.2023. (Wet land Noc)
17. District Collector, Tiruvallur District, D.DisNo:11950/22/B3, Dated:03.02.2023. (Wet land Noc)
18. Joint Director, Agriculture and Farmer welfare Department Noc No. Ma Thi No.1/7178/2021, Dated: 20.09.2021.
19. District Fire & Rescue Services, Tiruvallur District Noc No: L. Dis No: 4111/B/2023, Dated: 12.05.2023.
20. This office demand payment request letter, dated.01.08.2023 (requiring payment of Centage Fee, Display Board Fee, I&A Charges, Shelter Charges)
21. Applicant payment letter, dated.08.08.2023 (payment of Centage Fee, Display Board Fee, I&A Charges, Shelter Charges)

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Order

1. With reference to the 1st Cited letter, the applicant M/s.Jurojin Developers Private Limited, has requested for the additional and revised approval of Industry building to the Planning permission has already been issued in the reference 4th cited for an FSI area of 84215.62sqm in a site area of 1,46,159Sqm at Azhinjivakkam village (Jaganathapuram revenue village) S.F.Nos. 26/1,2,3;27/1,2; 28/1,2, 3,4, 5, 6B,7B,8B; 29/1,2,3,4,5B; 30/1,2,3,4,5,6, 7A1, 7A2, 7B, 8,9;31/1;37/2B1A,44/4; and Bandikavanur village survey Nos:34/3A2;37/2B; 39/1,2;40;41;42/2;43/1A1A2,1A1B,2B2; 46; 47; 48/1A;49/2B in Ponneri Taluk, Tiruvallur District.

Now an additional site area has been added to the already approved site area at Bandikavanur village S.F.Nos: 20;21/2;26/1,2; 27/1B3,1B4;28/1,2;29; 30/1,2;31;32; 33/2;34/2,3B; 35/1,2;36;37/1,2A;38/1,2A,2B;48/2 with a site area of 96600 sqm and put together total site area is 242759.0 Sqm with a revised and additional FSI area of 126812.03 Sqm. 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 the above applicant proposal and applicant request has been accepted and the boundary of the site has been marked as “**1 to 111**” and Technical Concurrence has been issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as as **B.P/DTCP No: 275/2023** with conditions and special conditions as follows with a direction to collect necessary charges for further actions.

In continuation of the above Technical Clearance issued by the DTCP, the above proposed boundarised site is approved and numbered as **SWP/L.P/A.D.D.T.C.P(TVLR) No.186/2023**.

2. The area statement for the Revised and Proposed Additional Industrial Building is as below.

Area of Site - 242759.00 Sqm

Building details : Industrial Building

REVISED & PROPOSED ADDITIONAL AREA DETAILS				
S NO.	DESCRIPTION	FSI (SQ.M)	NON FSI (SQ.M)	BUILT UP AREA (SQ.M)
1	HIP – BUILDING -1			
	GROUND FLOOR	37704.95	-	37704.95
	MEZZANINE FLOOR (OFFICE)	1844.64	-	1844.64
	TOTAL	39549.59	-	39549.59
2	HIP – BUILDING -2			
	GROUND FLOOR	10432.82	-	10432.82
	TOTAL	10432.82	-	10432.82
3	HIP – BUILDING -3			
	GROUND FLOOR	9000.36	-	9000.36
	MEZZANINE FLOOR (OFFICE)	232.56	-	232.56
	TOTAL	9232.92	-	9232.92
4	HIP – BUILDING -4			
	GROUND FLOOR	14293.16	-	14293.16
	MEZZANINE FLOOR (OFFICE)	507.87	-	507.87
	TOTAL	14801.03	-	14801.03
5	HIP – BUILDING -5			
	GROUND FLOOR	28616.62	-	28616.62
	MEZZANINE FLOOR (OFFICE)	1355.35	-	1355.35
	TOTAL	29971.97	-	29971.97
6	HIP – BUILDING -6			
	GROUND FLOOR	11526.06	-	11526.06
	MEZZANINE FLOOR (OFFICE)	599.16	-	599.16
	TOTAL	12125.22	-	12125.22
7	HIP – BUILDING -7			
	GROUND FLOOR	8253.04	-	8253.04
	MEZZANINE FLOOR (OFFICE)	369.09	-	369.09
	TOTAL	8622.13	-	8622.13
8	SECURITY BLOCK			
	GROUND FLOOR	45.60	-	45.60
9	PANEL ROOM -1			
	GROUND FLOOR	43.14	-	43.14
10	DRIVER RESTROOM -1			
	GROUND FLOOR	88.62	-	88.62
11	ADMIN BUILDING			
	GROUND FLOOR	108.36	-	108.36
12	PUMP ROOM -1			
	GROUND FLOOR	166.72	-	166.72
13	ORGANIC WASTE COMPOSTER -1			
	GROUND FLOOR	52.32	-	52.32
14	STP -1 & 2			
	GROUND FLOOR	308.46	-	308.46
15	PUMP ROOM -2			
	GROUND FLOOR	166.72	-	166.72

16	ORGANIC WASTE COMPOSTER -2			
	GROUND FLOOR	52.32	-	52.32
17	STP -3			
	GROUND FLOOR	154.23	-	154.23
18	PANEL ROOM -2			
	GROUND FLOOR	43.14	-	43.14
19	PANEL ROOM -3			
	GROUND FLOOR	43.14	-	43.14
20	UTILITY ROOM			
	GROUND FLOOR	48.48	-	48.48
21	TOILET BLOCK			
	GROUND FLOOR	22.50	-	22.50
22	FLUSHING TANK -1			
	GROUND FLOOR	41.25	-	41.25
23	DOMESTIC TANK -1			
	GROUND FLOOR	53.04	-	53.04
24	FIRE TANK -1			
	GROUND FLOOR	53.04	-	53.04
25	FLUSHING TANK -2			
	GROUND FLOOR	41.25	-	41.25
26	DOMESTIC TANK -2			
	GROUND FLOOR	53.04	-	53.04
27	FIRE TANK -2			
	GROUND FLOOR	53.04	-	53.04
REVISED AND ADDITIONAL TOTAL		126374.09	-	126374.09

Already Approved FSI Area : 84215.62sqm

Removed FSI area in already approved: 83777.68Sqm

(Block nos:1 to 5,7,10,13,15 to 22)

Retained FSI area in already approved : 437.94Sqm

(Block nos:6,8,9,11,12,14 and 23)

Revised and Proposed Additional FSI Area : 126374.09Sqm

Total FSI Area :126812.03Sqm

3. With the above area, 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.53/2023** .

4. The fees collected from the applicant are as follows.

S.No	Description	Amount
1.	Scrutiny Fees	Rs.6,16,167.00/- + Rs.1,000.0/- (Offline)
2.	Display Board Charges	Rs.1,500.00/-
3.	Shelter Charges	Rs.31,95,449.00/-
4.	Centage Charge for Land	Rs.300.00/-
5.	Centage Charge for Building	Rs.29,700.00/-
6.	Infrastructure and Amenities Charges	Rs.1,59,73,625.00/-
	TOTAL	Rs. 1,98,17,741.00/-

Special Conditions

1. The OSR I (ear marked as- A1 to A16) - 9115.88, OSR2 (ear marked as- A17 to A27) 5981.36sqm, OSR 3(ear marked as- A28 to A38) - 5224.70sqm, OSR 4- (ear marked as- A39 to A44) 3987.63Sqm total OSR area 24309.57Sqm shown in the site plan should be retained as Open Space Reservation as per TNCDDBR, 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.
7. 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. 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. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval

Head of Account:

0217 Urban Development - 60 other Urban Development Schemes -800
 other Receipts - AS Receipts under Land Use Conversion Charges-27
 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

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

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

To.

The Block Development Officer (B.P).,
Sholavaram Panchayat Union,
Ponneri Taluk, Tiruvallur District.

Copy To.

M/s. JUROJIN DEVELOPERS PVT. LTD.,
No.5/63 Old Mahapalipuram Road,
Opp Sipcot IT Park, Egattur Village,
Padur P.O., Kelambakkam,
Chengalpattu District - 600 130.

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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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

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Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

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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.

