

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.



**CT TOWN AND COUNTRY PLANNING OFFICE – TIRUVALLUR DISTRICT**  
**Online Building Plan Application – Technical Concurrence**

SWP Application Number: SWP/BPA/0011305/2023

m,  
**Industrial Building** – Office of the Town and Country Planning - Thiruvallur District, – Thiruvallur District, Gummidipoondi Taluk, Periyapuliur Panchayat - Panchalai Village - S.F.No.1/1A1 & 1/1A2, Plot No.1 & 2 - Site Extent of 40363.52 sq.m – FSI area of 9097.31 sq.m – Technical Concurrence issued for the proposed Industrial Building – Forwarded for further action - Regarding.

- Ref : 1. M/s.Southern Alloy Private Limited, Online Application No.SWP/BPA/0011305/2023, Dated:10.07.2023, 06.03.2024 & 28.03.2024.
2. The Assistant Director, Tiruvallur District Town and Country Planning office, Inspection Report, Dated:28.02.2024.
3. The Directorate of Town and Country Planning Technical Concurrence Issued Proceeding No. Online Application No.BPA/0011305/2023 Dated:15.04.2024.
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.01, 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. District Officer, Fire & Rescue Services, Tiruvallur, NOC L.Dis.No.8867/A/2022, Dated:19.12.2022.
17. Joint Director, Agriculture Department, Tiruvallur District Letter No. Mathi 2/5099/2018, Dated:04.07.2018.
18. District Forest Officer, Tiruvallur Division, Tiruvallur NOC Letter Ref.No.276/2023/D, Dated:08.02.2024.
19. Guidance Bureau SWP online CAF No.111562, Dated:23.05.2022.
20. Demand raised on 17.04.2024
21. Demand Paid by Applicant on 20.04.2024.

**Order**

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1. With reference to the 1st letter Cited, the applicant M/s.Southern Alloy Private Limited has requested for the approval of Industrial building at Tiruvallur District, Gummidipoondi Taluk, Periyapuliur Panchayat, Panchalai Village, S.F.No.1/1A1 & 1/1A2, Plot No.1 & 2, Site Extent of 40363.52 sq.m, FSI area of 9097.31 sq.m.

In continuation, this Proposal was Scrutinised 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 is issued under section 47(A) of Tamil Nadu Town and Country Planning Act, 1971 Boundaries the Proposed site marked as "A to E" and numbered as **B.P / DTCP No: 187 / 2024.**

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

**Area of the Site - 40363.52 sq.m.**

**Proposed Building details: Industrial Building (Orange Category)**

Manufacturing Details: Industry or processes involving foundry operations.

| S.No. | Description                                  | FSI Area in sq.m | Non FSI Area in sq.m | Total Buildup Area in sq.m |
|-------|----------------------------------------------|------------------|----------------------|----------------------------|
| 1     | Factory Block                                |                  |                      |                            |
|       | Ground Floor                                 | 8055.65          | -                    | 8055.65                    |
|       | First Floor                                  | 191.69           |                      | 191.69                     |
| 2     | Office Block – Ground Floor                  | 181.66           | -                    | 181.66                     |
| 3     | Office Block - Head room                     | -                | 32.32                | 32.32                      |
| 4     | Workers Locker & Toilet Block – Ground Floor | 203.70           | -                    | 203.70                     |
| 5     | Workers Locker & Toilet Block – Head Room    | -                | 21.65                | 21.65                      |

|                   |                                |                |              |                |
|-------------------|--------------------------------|----------------|--------------|----------------|
| 6                 | Security Room – Ground Floor   | 36.57          | -            | 36.57          |
| 7                 | Compressor Room – Ground Floor | 121.36         | -            | 121.36         |
| 8                 | LT & HT Panel room             | 132.25         | -            | 132.25         |
| 9                 | MES Room                       | 36.54          | -            | 36.54          |
| 10                | Pump House                     | 137.89         | -            | 137.89         |
| <b>Total Area</b> |                                | <b>9097.31</b> | <b>53.97</b> | <b>9151.28</b> |

Total HP - 1300 HP

Total FSI Area – 9097.31 sq.m

FSI Achieved – 0.22

3. In continuation of the Technical clearance issued by DTCP in reference 3 rd 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/B.P(Industry)/A.D.D.T.C.P (TVLR) No.36/2024.**
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.78,083/-    |
| 2    | Display Board Charges                | Rs. 1,500/-    |
| 3    | Shelter Charges                      | Rs. 72,528/-   |
| 4    | Centage Charge for Land and Building | Rs.20,000/-    |
| 5    | Infrastructure and Amenities Charges | Rs.34,14,375/- |

#### **Special Conditions**

1. The earmarked OSR (1 to 5) extent – 4050.00 sq.m 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 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 conditions imposed by the District Forest Officer NOC letter in the reference 17th cited should be followed by the applicant.

#### **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 3

**To,**

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

**Copy to:**

M/s. Southern Alloy Foundries(P) Ltd.,  
SF.No.1/1A1 & 1A2, Plot No.1 & 2, National Farm Complex,  
Panchalai Village,  
Gummidipoondi Taluk,  
Tiruvallur District.-601202.

# 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.

[/landlens/one](#)



## Verify My Land

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

[/landlens/verify-my-land](#)



## Legal Opinion

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

[/landlens](#)



## One Map

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

[/landlens/one/map](#)



## PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



## Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



## Property Tracker

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

[/landlens/property-tracker](#)



## Deal Room

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

[/landlens/deal-room](#)



# 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

Temple property check

Waqf property check

RERA register



Every free tool  
/tools



Services we run  
for you  
/services



The LandLens  
suite  
/landlens/one



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

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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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.

