

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 Online
Building Plan Application – Planning Perimission

SWP Application Number: SWP/BPA/0013169/2023

Industrial Building – Tiruvallur District – Gummidipoondi LPA / Taluk – Pappankuppam Village, SF.No.221/7, 222Pt – Gummidipoondi SIPCOT Export Promotion Industrial Complex, Plot Nos.79 & 80 - Site Extent of 40,670.90 sq.m – FSI area of 16,687.40 sq.m – Technical Concurrence issued for the proposed Industrial Building - Planning Permission Issued – Forwarded for further action - Regarding.

- Ref : 1. M/s. Emerald Tyre Manufacturers Limited, Rep by Thiru.Chandrasekaran.V.T Online Application No.SWP/BPA/0013169/2023, Dated: 19.08.2023 & 27.07.2024.
2. The Member Secretary, Gummidipoondi Local Planning Authority,Tiruvallur, Inspection Report, Dated: 02.09.2023.
 3. The Directorate of Town and Country Planning Technical Concurrence Issued Proceeding No. Online Application No. SWP/ BPA/ 0013169/2023, Dated on 20.09.2024.
 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 RocNo. 7486/2009/BA2, Dated: 16.04.2009.
 12. Director of Town and Country Planning, Chennai circular Letter RocNo. 21075/2009/BA1, Dated: 27.06.2012.
 13. Director of Town and Country Planning, Chennai circular Letter RocNo. 12201/2017/BA1, Dated: 22.09.2017.
 14. Director of Town and Country Planning, Chennai circular Letter RocNo. 14227/2017/Spl.Cell, Dated: 14.12.2017.

15. Director of Town and Country Planning, Chennai circular Letter RocNo. 4326/2019/BA2, Dated: 05.02.2020.
16. District Officer, Fire & Rescue Services, Tiruvallur Fire NOCL.Dis.No.2754/A/2023, Dated: 10.04.2023.
17. Gummidipoondi SIPCOT Industrial Complex Approved LayoutNo. L.P / D.T.C.P No: 68/2013.
18. Demand called through online dated:23.09.2024.
19. Demand paid by Applicant 04.10.2024. and submitted date 08.10.2024.

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1. With reference to the 1st letter Cited, the applicant M/s. Emerald Tyre Manufacturers Limited, Rep by Thiru.Chandrasekaran.V.T has requested for the approval of Industrial buildings at Tiruvallur District, Gummidipoondi LPA / Taluk, Pappankuppam Village, SF.No.221/7, 222Pt, Gummidipoondi SIPCOT Export Promotion Industrial Complex, Plot Nos.79 & 80 with Site Extent of 40,670.90 sq.m and FSI area of 16,687.40 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 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P / DTCP No: 462 / 2024**.

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

Area of the Site – 40,670.90 sq.m.

Proposed Building details: Industrial Building (Red Category)

Manufacturing Details: Industrial Rubber Tyres

S.No	Description	FSI Area in sq.m	Non FSI Area in sq.m	Total Builtup Area in sq.m
1	Block-1 – Admin Building			
	Ground Floor	246.04	-	246.04
	First Floor	246.04	-	246.04
2	Block-2 – Boiler House & Tyre Store			
	Ground Floor	1099.90	-	1099.90
3	Block-3 – Factory Shed			

	Ground Floor	1693.58	-	1693.58
4	Block – 4 – Pneumatic Plant			
	Ground Floor	5082.00	-	5082.00
5	Block – 5 – RIM Tube Plant			
	Ground Floor	1368.82	-	1368.82
6	Block – 6 – Engineering Shed			
	Ground Floor	885.23	-	885.23
7	Block – 7 – Workshop Plan Solid Tyre Plant			
	Ground Floor	3915.25	-	3915.25
8	Block – 8 – Raw Material Shed			
	Ground Floor	1756.80	-	1756.80
9	Block – 9 – Security Room			
	Ground Floor	31.83	-	31.83
10	Block – 10 – Generator Room 2			
	Ground Floor	33.60	-	33.60
11	Block – 11 – Electrical Meter Room 2			
	Ground Floor	93.22	-	93.22
12	Block – 12 – Electrical Meter Room 1			
	Ground Floor	93.07	-	93.07
13	Block – 13 – Electrical Meter Room 3			
	Ground Floor	123.53	-	123.53
14	Block – 14 – Sulphur Godown			
	Ground Floor	18.49	-	18.49
Total Area		16,687.40	-	16,687.40

Total FSI Area – 16,687.40 sq.m

FSI Achieved – 0.410

Total HP - 5913.68 HP

3. In continuation of the Technical clearance issued by DTCP in reference 3 rd cited, the above proposed Industrial building proposal is given Planning Permission Approval with the following Special and General conditions and the building plan is numbered as **SWP/B.P(Industry)/**

M.S.(GLPA) No.91 /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.93,627/-
2	Display Board Charges	Rs.1500/-
3	Shelter Charges	Rs.4,46,500/-
4	Centage Charge for Land and Building	Rs.20,300/-
5	Infrastructure and Amenities Charges	Rs.62,58,750/-
6	Development Charges for land	Rs.1,22,013/-
7	Development Charges for Building	Rs.1,50,300/-

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 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.
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 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.

General Conditions

1. Solar water heating system are 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 is to be utilized only for parking purpose mentioned as per approved drawing.
3. No additions / alterations are 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. Mosquito netting to be provided at OHT and well.
6. Fire rescue equipment should be provided as per Rules
7. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
8. Fly Ash bricks and Materials must be used for construction.
9. 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.
10. Shade trees should be planted around the proposed building site.

Encl:
Drawing Sheet 1 to 11

To,

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

Copu to:

M/s. Emerald Tyre Manufacturers Limited,
Rep by Thiru.Chandrasekaran.V.T
KRV HOUSE, NO.3, 9TH LANE,
SHASTRI NAGAR, ADYAR,
CHENNAI.

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.

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



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

Temple property check

Waqf property check

RERA register



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

Legal opinions, due diligence and title verification

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