

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.

DISTRICT TOWN AND COUNTRY PLANNING OFFICE – TIRUVALLUR DISTRICT

Online Building Plan Application - Technical Concurrence



SWP Application Number:SWP/BPA/0017574/2023

Revised & Proposed Additional Industrial Building—Office of the Town and Country Planning Tiruvallur District, Uthukottai Taluk- Manjankaranai Village-S.F.Nos.197/1A -Already approved site area:4740.89 sq.m, Approved FSI area: 530.14 sq.m – Now revised site area 4620.00sq.m,Revised and proposed additional FSI area 5580.03 sq.m - Technical Concurrence issued – Forwarded for further action - Regarding.

- Ref : 1. M/s.Heal India Laboratories Private Limited, Online Application No.SWP/BPA/0017574/2023,Dated:08.09.2023, 21.10.2023 & 12.01.2024.
2. The Assistant Director, Tiruvallur District Town and Country Planning office, Inspection Report,Dated: 26.09.2023.
3. The Directorote of Town and Country Planning Technical Concurrence Issued Proceeding No. SWP/BPA/0017574/2023, Dated 16.02.2024.
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. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
11. Director of Town and Country Planning, Chennai circular Letter Roc

- No. 21075/2009/BA1, Dated: 27.06.2012.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
 13. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
 14. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
 15. Regional Deputy Director of Town and Country Planning, Chengalpattu Region, Proceedings letter Roc.No.2482/2006/CR6, Dated:08.09.2006. (B.P/DDTCP(CR) No.69/2006)
 16. District Officer, Fire & Rescue Services, Tiruvallur R.c.No.10935/B/2023, Dated:17.11.2023.
 17. Demand For OSR & I & A etc., raised on 22.02.2024.
 18. Applicant paid on Dated: 22.02.2024 & 01.03.2024.

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Order

With reference to the 1st letter Cited, the applicant M/s.Heal India Laboratories Private Limited has requested for the revised and proposed additional construction of Industrial buildings in addition to the already approved industrial building vide reference 14th cited at Tiruvallur District Uthukottai Taluk, Manjankaranai Village, S.F.Nos.197/1A, already approved site area:4740.89 sq.m, Approved FSI area: 530.14 sq.m, now revised site area 4620.00 sq.m, revised and proposed additional FSI area 5580.03 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 was issued under section 47(A) of Town and Country Planning Act, 1971 for the revised and proposed additional industrial building and numbered as **B.P/DTCP No: 84/2024.** by marking the boundary of the site has as "1 to 14". and forwarded to this office for further actions.

In Continuation of the Technical Clearance issued by DTCP in the reference 3rd cited, The proposed site is boundaries as "1 to 14" and

Numbered as **SWP/L.P/A.D.D.T.C.P(TVLR) No.48/2024** and Site Approval is being given.

1. The area statement for the revised and proposed Industrial Building is as below.

Area of the Site - 4620.00 sq.m.

Revised & Proposed Building details: Industrial Building(Orange Category)

Manufacture: Formulations of pharmaceuticals.

S.No.	Description	FSI Area in sq.m	FSI Area in sq.m	Total Buildup Area in sq.m
Pharmaceutical Block-1 (Revised & Proposed)				
1	Ground Floor (Revised)	469.67	-	469.67
2	First Floor	469.67	-	469.67
3	Second Floor	52.32	26.96	79.28
Pharmaceutical Block-2 (Proposed)				
1	Ground Floor	1107.50	-	1107.50
2	First Floor	1107.50	-	1107.50
3	Second Floor	1107.50	-	1107.50
4	Third Floor	1107.50	-	1107.50
5	Terrace Floor	-	89.73	89.73
Pharmaceutical Block-3 (Proposed)				
1	Ground Floor	132.13	-	132.13
	Security	12.74	-	12.74
	Meter Room	13.50	-	13.50
Total Area		5580.03	116.69	5696.72

Total HP -1679.88HP

Total FSI Area –5580.03sq.m

FSI Achieved– 1.21

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. **17 /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.17,839/-
2	OSR Fees	Rs.2,86,694/-
3	Display Board Charges	Rs.1,500/-
4	Shelter Charges	Rs.18019/-
5	Centage Charge for Land & Building	Rs.20,000
6	Infrastructure and Amenities Charges	Rs.21,00,000/-
7	Flag Day (Offline)	Rs.25,000/-

Special Conditions

1. The existing building should be demolished by applicant as shown in the site plan.
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.

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 5

To,

The Block Development Officer,
Ellapuram Panchayat Union
Uthukottai Taluk and Tiruvallur District.

Copy to:

M/s.Heal India Laboratories Private Limited
197/1, Periyapalayam Road,
Manjankarani- Village
Uthukottai Taluk & Tiruvallur District - 601 102.

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.

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.

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

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Deal Room

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Twenty-four checks you can run yourself, at no cost.

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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

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

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