

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

Application Number : SWP/BPA/0079372/2024

1,

Subject: Revised and Proposed additional Industrial Building– Town and Country Planning Office - Tiruvallur District– Gummidipoondi Taluk– Peruvoyal Village– Approved Mahindra Industrial Park layout,(L.P/DTCP No.25/2023), Plot No.I-27S.F.Nos.119/8, 120/1, 2, 3, 4, 5, 6, 7, 8A,8B, 8C, 9, 10, 11, 12, 13, 146/1, 2, 3,4, 147/1, 2, 3, 4, 5A, 5B, 6, 7,8, 9, 148/1, 2A, 2B, 2C, 2D1, 2D2A, 2D2B, 2D3, 149/2, 150/1, 2A,2B, 2C, 2D, 2E, 2F, 2G, 3, 151/2, 3A, 3B, 4, 152/2, 3, 4, 5A, 5B, 6,7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 153/2A, 2B, 2C1,2C2,3&4,Site area of 210537.69sq.m - FSI area of 67979.20sqm– Already Approved- Now Revised &Proposed additional FSI Area: 26334.05Sqm Technical Concurrence issued – Technical Approved Issued - Forwarded for further action – Regarding.

- Reference:
1. Applicant, M/s.Mitsubishi Electric India Private Limited, Online Application Reference No. SWP/BPA/0079372/2024, Received Dated: 10.01.2024.
 2. Assistant Director,Tiruvallur District Town and country Planning office, Inspection Report of Online Application No.SWP/BPA/0079372/2024, Dated:27.01.2024.
 3. Director of Town and Country Planning, Chennai Proceedings SWP/BPA/0010406/2023, Dated:20.10.2023.
(Technical Concurrence No: 399/2023)
 4. Assistant Director, Tiruvallur District Town and Country Planning Office, SWP/BPA/ 0010406/ 2023,Dated:01.11.2023.
(Technical Approval No:SWP/B.P(Industry)/A.D.D.T.C.P(TVLR) No.66/2023)
 5. The Directorate of Town and Country Planning Technical Concurrence Issued Proceeding No. Online Application No SWP/BPA/0079372/2024 Dated:22.05.2024.
 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.No.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/Splcell, Dated: 14.12.2017.
15. Go.Ms.No.108, PWD (R1)Department, Dated: 10.05.2017 (High level Bridge Construction Permission Noc)
16. District Fire & Rescue Services, Tiruvallur District, L.Dis.No.4069/B/2023, Dated:16.11.2023.
17. District Fire & Rescue Services, Tiruvallur District, L.Dis.No. TN-3320231116103/௮ /2023, Dated:20.11.2023.
18. Chief Engineer, Water and Resource Division, Letter No. DB/T5(3)/F-02993&3129/Mahindra Peruvoyal Village/2016, dated 16.06.2023.
19. Tamil Nadu Pollution Control Board, District Environmental Engineer, Gummidipoondi Consent order No. 2301251982374, Proceedings No.F.1319GMP/OL/DEE/TNPCB/GMP/A/2023, Dated: 06.06.2023.
20. Tamil Nadu Pollution Control Board, District Environmental Engineer, Gummidipoondi Consent order No. 2301151982374, Proceedings No. F.1319GMP/OL/DEE/TNPCB/GMP/W/2023, Dated: 06.06.2023.
21. Demand called on dated:30.05.2024
22. Demand paid by Applicant dated:11.06.2024 and submitted through online dated:18.06.2024.

.....X.....

Order

1. With reference to the 1st Cited letter, the applicant M/s. Mitsubishi Electric India Private Limited, has requested for the approval of Revised and additional Industrial building Proposal at Tiruvallur District, Gummidipoondi Taluk, Peruvoyal Village, Approved Mahindra Industrial Park layout, (Approval No.L.P/DTCP No.25/2023), Plot No.I-27 S.F.Nos.119/8, 120/1, 2, 3, 4,5, 6, 7, 8A, 8B, 8C, 9, 10, 11, 12, 13, 146/1, 2, 3, 4, 147/1, 2, 3, 4, 5A, 5B, 6, 7,8, 9, 148/1, 2A, 2B, 2C, 2D1, 2D2A, 2D2B, 2D3, 149/2, 150/1, 2A, 2B, 2C, 2D,2E, 2F, 2G, 3, 151/2, 3A, 3B, 4, 152/2, 3, 4, 5A, 5B, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 153/2A, 2B, 2C1, 2C2, 3&4 Site area of 210537.69sq.m with a FSI area of 67979.20sqm which has been Already Approved.

Now this Revised and Proposed additional FSI Area is 26334.05Sqm and built-up area of 1052.65sqm has been removed from already approved. Existing, revision and proposed additional FSI area put together is 93260.69sqm.

In continuation, the above proposal was scrutinised and submitted to Head Office, in the reference 2nd cited. In the reference 5th 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 Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 224/2024.**

2. The area statement for the Revised & Proposed Industrial building Proposal are as below.

Area of Site- 210537.69sq.m

Revised & Proposed Building Area in Sqm (Category – RED)

Block Sl.No.	Building Name and Description	FSI Area	Non FSI	Total Built up Area
03.	Revision from already approved			
	Anechoic Building			
	Ground Floor	826.24	--	826.24
	Canopy Area	6.48	--	6.48
	Hazardous Material Ware House			
	Ground Floor	57.38	--	57.38
	Pump House	187.44	--	187.44
13.	Proposed Buildings			
	Factory Building - 2			
	Ground Floor	20098.59	--	20098.59
	First Floor	1461.76	--	1461.76
	Ground Floor Canopy	2555.37	--	2555.37
14.	VCB Panel Shed	58.59	--	58.59
15.	33KV Incoming Yard Shed	22.83	--	22.83
16.	ETP House Buildings			
	Chemical Storage Shed	24.09	--	24.09
	Control Room			
	Ground Floor	52.29	--	52.29
	First Floor	52.29	--	52.29
	Centrifuge Shed			
	Ground Floor	27.60	--	27.60
	First Floor	27.60	--	27.60
	UF RO Building			
	Ground Floor	220.46	--	220.46
	First Floor	220.46	--	220.46
	Evaporator Shed			
	Ground Floor	139.94	--	139.94
	First Floor	139.94	--	139.94
	Second Floor	139.94	--	139.94
	Boiler Shed			
	Ground Floor	14.76	--	14.76
Total		26334.05		26334.05

Already Approved FSI Area (A) : 67979.20Sqm

Revised and Proposed FSI Area(B) : 26334.05Sqm

Total Area Removed From the
Existing Approved Area (C) : 1052.56Sqm

Total A+B-C : 93260.69Sqm

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. 49 / 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. 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 & 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)
8. The fee collected from the applicant are as follows.

S.No	Description	Already Received Amount	Amount
1	Scrutiny Fees	Rs.4,60,278/-	Rs.52,668/-
2	Display Board Charges	Rs.1500/-	Rs.1500/-
3	Shelter Charges	Rs.2,65,266/-	Rs.1,03,250/-
4	Centage Charge for Land & Building	Rs.10,000/-	Rs.20,000/-
5	Infrastructure and Amenities Charges	Rs.2,55,00,000/-	Rs.94,87,500/-

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 Government order for High level bridge construction cited in the reference 14 issued by Public Works Department (R1) is to be followed scrupulously.

3. Conditions stipulated in the letter for (RCC small bridge) in the reference 17 issued by Chief Engineer, Water and Resource Department is to be followed scrupulously.
4. Conditions laid in the CTE and CTO obtained from Tamil Nadu Pollution Control Board in the reference 18th & 19th cited shall be followed scrupulously.
5. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
6. 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.
7. 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.

8. 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 industrial building. Solar photo voltaic panels to be erected at the 1/3rd 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's details at the place of construction.
11. Shade trees should be planted around the proposed building site.

To:

The Block Development Officer,
Gummidipoondi Panchayat Union,
Tiruvallur District

Copy To:

M/s. Mitsubishi Electric India private Limited,
Plot No. I-27, Central Avenue,
Mahindra Industrial Park Chennai Limited,
Peruvoyal Village,
Gummidipoondi Taluk,
Tiruvallur District.

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

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



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.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

