

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

Application Number : SWP/BPA/0104594/2024

Sir/Madam,

Sub: Additional Industrial Building- Tiruvallur District, Gummidipoondi Taluk/LPA, Pappankuppam Village – S.F.Nos.331pt & 341pt and Peddikuppam Village - S.F.Nos.311pt, 318pt, 320pt, 314pt - SIPCOT Industrial Complex Phase II (L.P/DTCP No.68/2013) Plot No.D8, Site Area:37028.74Sqm (9.15 Acres) - FSI Area: 12540.88Sqm- Now additional site area has been added with the above already approved site area in Pedikuppam Village S.F.No.317pt & 319pt, SIPCOT Industrial Complex Phase II Plot No.D9, Site Area: 33103.29 Sqm (8.18 Acres) Total Site Area:70132.03sqm-Additional FSI Area:33282.20Sqm- Totally Existing and Proposed Additional FSI Area:45823.08Sqm -Technical Concurrence issued -Placed in GLPA Meeting Planning Permission- Forwarded for further action – Regarding

- Ref:
1. Applicant M/s. Mitsuba India Private Limited, Online Application Reference No. SWP/BPA/0104594/2024, Dated:24.02.2024.
 2. Assistant Director /Member Secretary, Tiruvallur District Town and country Planning Office, Inspection Report of Online Application No.SWP/ BPA/ 0104594/2024, Dated:06.03.2024.
 3. Deputy Director, Chengalpattu Proceedings Roc No:1808/2004 CD-6, Dated: 04.06.2004.(Planning Permission No: 24/2004)
 4. Deputy Director(i/c), Chengalpattu Proceedings Roc No:2457/2013 CD-3, Dated: 16.05.2013. (Planning Permission No: 35/2013)
 5. The Directorate of Town and Country Planning Technical Concurrence Issued Proceeding No. Online Application No. SWP/ BPA/ 0104594/2024, Dated on 06.06.2024.
 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.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
 10. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
 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. 12201/2017/BA1, Dated: 22.09.2017.
 13. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Splcell, Dated: 14.12.2017.
 14. District Officer, Fire & Rescue Services Department, Fire Licence Tiruvallur

- District L.Dis.7540/B/2023, Dated:25.08.2023.
15. District Officer, Fire & Rescue Services Department, Fire Licence, Tiruvallur District Fire Noc K.Dis.7541/B/2023, Dated:25.08.2023.
 16. Tamil Nadu Pollution Control Board, Consent order no. 170726483539, Dated:17/03/2017. Proceedings No.F.0370TLR/OL/DEE/TN PCB/TLR/A/2017, Dated:17.03.2017 (Orange Category).
 17. Tamil Nadu Pollution Control Board, Consent order no. 170716483539, Dated:17/03/2017. Proceedings No. F.0370TLR/OL/DEE/TNPCB/TLR/W/2017, Dated:17.03.2017 (Orange Category).
 18. The Secretary to Government H & UD Department, Letter No.8449/UD4(3)/2020-2, Date:23.09.2020.
 19. Demand Called on 08.06.2024.
 20. Demand Paid by Applicant dated on.20.06.2024.
 21. GLPA Meeting held on 25.06.2024 and approved Resolution No.17, Dated 25.06.2024.

Order

With reference to the 1st Cited letter, the applicant M/s. Mitsuba India Private Ltd, has requested for the approval of Additional Industrial Buildings in addition to the Planning permission already been issued in the reference 3rd & 4th cited for a FSI area of 12540.88Sqm in a site area of 37028.74 Sqm (9.15 Acres) in SIPCOT Industrial Complex Phase II Plot No. D8, S.F.Nos.331pt & 341pt, Pappankuppam Village, and S.F.Nos.311pt, 318pt, 320pt, 314pt, Peddikuppam Village, Gummidipoondi Taluk/LPA, Tiruvallur District.

Now additional site area 33103.29 Sqm (8.18 Acres) has been added with the above already approved site area in Peddikuppam Village, S.F.No.317pt & 319pt, SIPCOT Industrial Complex Phase II Layout Approved No.L.P/DTCP No.68/2013, Plot No.D9, Total Site Area is 70132.03sqm with a Additional FSI Area of 33282.20sqm, Totally already approved and Proposed Additional FSI Area put together is 45823.08Sqm. In continuation, this 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 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 250/2024.**

The area statement for the Proposed Additional Industrial building is as below.

Area of Site: 70,132.03 Sq.m (17.33Acres)

Proposed Additional Industrial Building Area details in Sqm
(Orange Category)

Sl.No	Floor Details	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Builtup Area in Sq.m
	Connecting Canopy of Factory and CNC Machine Shop			
	Ground Floor	1126.85		1126.85
	Connecting Canopy of CNC Machine Shop and Die Casting			
	Ground Floor	314.14		314.14
	Block - A			
	Ground Floor	3124.74		3124.74
	First Floor	419.00		419.00
	Block - B			
	Ground Floor	5541.03		5541.03
	Mezzanine Floor	1906.24		1906.24
	First Floor	5533.06		5533.06
	Mezzanine Floor	642.42		642.42
	Block - C			
	Ground Floor	7108.73		7108.73
	Mezzanine Floor	420.41		420.41
	First Floor	705.15		705.15
	Block - D			
	Ground Floor	1625.91		1625.91
	Connecting Canopy of Block A and B			
	Ground Floor	995.98		995.98
	Connecting Canopy of Block B and C			
	Ground Floor	1503.56		1503.56
	Connecting Canopy of CNC Block C and D			
	Ground Floor	199.05		199.05
	Canteen			
	Ground Floor	813.98		813.98

	VCB Room-2		
	Ground Floor	49.04	49.04
	Substation		
	Ground Floor	632.59	632.59
	Fuel Pump		
	Ground Floor	55.83	55.83
	Boiler Room		
	Ground Floor	25.79	25.79
	R.O.Plant		
	Ground Floor	219.56	219.56
	Fire Pump Room		
	Basement Floor	110.96	110.96
	Ground Floor	110.96	110.96
	Security-1		
	Ground Floor	31.72	31.72
	Security-2		
	Ground Floor	31.72	31.72
	Meditation Hall		
	Ground Floor	20.79	20.79
	Panel Room		
	Ground Floor	12.99	12.99
	TOTAL	33282.20	33282.20

Proposed FSI Area : 33282.20Sq.m

Already Approved FSI Area : 12540.88Sq.m

Total Proposed and Existing FSI Area : 45823.08Sq.m

3. In continuation of the Technical clearance issued by DTCP in reference 5th cited, this approved Industrial building proposal was placed as subject no.17. in the Gummidipoondi LPA meeting held on 25.06.2024 and resolved as "APPROVED". In continuation 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.54/2024.**

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	Already Received Amount	Amount
1	Scrutiny Fees	-	Rs.1,63,346/- Rs.10,000/- (Indian Bank Challan 15.04.2024)
2	Display Board Charges	-	Rs.1500/-
3	Shelter Charges	-	Rs.12,69,518/-
4	Centage Charge for Land and Building	-	Rs.20,300/-
5	Infrastructure and Amenities Charges	Rs.32,28,750/-	Rs.1,39,55,250/-
6	Development Charges for Land	-	Rs.1,32,917/-
7	Development Charges for Building	-	Rs.4,12,416/-

Special Conditions

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Revised Fire Noc / License is to be obtained.
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.

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 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 Existing and proposed 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'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.Mitsuba India Pvt Ltd.,
Plot No.D-8, SIPCOT Industrial Complex - 601201
Gummidipoondi.**

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
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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.

