

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
Online Building Plan Application – Technical Concurrence

Application Number :SWP/BPA/0139210/2024

1,

Subject : Proposed Additional Industrial Building– Tiruvallur District, Uthukkottai Taluk, Panappakkam village- S.F.Nos. –113/1, 113/2, 114/1, 115/1, 115/2, 115/3, 115/4, 116/1A, 116/1B, 116/2, 116/3, 116/4, 116/5, 117, 118/1, 118/2, 119, 120/2, 233/2, 242/1, 242/2, 243, 244, 245/1A, 245/1B2, 245/2B, 248/1A, 248/1B, 249/1, 249/2, 250, 251, 253/1, 253/2, 254/1A, 254/1B, 254/1C, 254/2, 254/3, 254/4, 255, 256/1, 259/1, 260/1, 260/2, 261/1, 261/2, 262/1A2, 262/2A, 262/2B, 266/2B, 267/1B, 267/2, 268, 271/2, 272, 273, 274, 102/1, 102/3, 103/2, 247, 248/2, 83/3B, 101/1B, 101/2B and Tiruvallur Taluk, Maduravasal Village S.F.Nos.404/2, 404/3, 404/4, 404/5A, 395/2, 395/3, 396, 397/3, 397/4, 399/1A, 399/1B, 403/1, 403/2A, 403/2B, 404/1A1, 404/1A2, 404/1B, 379/1, 379/2A, 382/2A, 383/1A, 383/1B, 383/2, 383/3, 384/1A, 384/1B, 384/3A, 384/3B, 384/4, 385/1B, 385/2A2, 385/2B, 386/1A, 386/2A2, 392/1H, 392/1I, 392/1J, 392/1K, 392/2, 395/1A, 391/3B, 392/1C, 392/1D, 392/1E, 392/1F Site extent: 279526.17sqm -FSI Area:122634.05sqm-Already approved - Now additional site area has been added with the above already approved site area in Maduravasal village,S.F.Nos:394/2,and Panappakkam village, S.F.Nos:17/2;18/1B,2B,3B,5,6;19/3B,4,5; 20/1,2;21/1,2,3,4A,4B,5;22/1,2,3,4;23/1,2,3;24/1,2,3;25/6;26/1,2,3; 27/2,3A,3B;28/1,2;29;30;32/1,2,3,4,5,6;34/1;35/2;45/1,2A,2B,5,6; 47;59/2-Proposed additional site area: 134112.80sqm - Total Site Area:413638.97sqm - Additional FSI Area: 62221.96sqm-Totally Existing and Proposed Put together FSI Area:184856.01Sqm - Technical Concurrence issued – Forwarded for further action - Regarding.

- Reference :
1. Applicant M/s.Vinplex India Pvt Ltd., Online Application No:SWP/BPA/0139210/2024,Dated: 13.04.2024.
 2. Assistant Director,Tiruvallur District, Town and Country Planning office, Inspection report of online Application No: SWP/BPA/0139210/2024,Dated: 02.05.2024.
 3. Director of Town and Country Planning, Chennai Proceedings Roc No: SWP/BPA/0009831/2023,Dated: 04.04.2024 (Technical Concurrence No: 178/2024)
 4. Assistant Director, Tiruvallur District Town and Country Planning Office Proceedings Roc No: SWP/BPA/ 0009831/ 2023, Dated: 17.04.2024 (Technical approval No. SWP/L.P/A.D.D.T.C.P(TVLR) No.88 /2024)
 5. Director of Town and Country Planning, Chennai Proceedings Roc No: SWP/BPA/0139210/2024,Dated: 21.05.2024
 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.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/Spl.Cell, Dated: 14.12.2017.
15. District Collector Tiruvallur Wet Land Noc D.Dis.No.26042/2021/N2, Dated-14.05.2022.
16. District Collector Tiruvallur Wet Land Noc D.Dis.No.24135/2012/N1, Dated-17.10.2013.
17. District Collector Tiruvallur Wet Land Noc D.Dis.No.9044/2015/N1, Dated-25.01.2019.
18. Joint Director, Agriculture Department Tiruvallur District Dry land NOC Letter No.MT1/3649/2021, Dated: 03.11.2021.
19. Chief Engineer, PWD, Water Resources Department, Chennai Region Culvert Noc Letter No.DB/T5(3)/F-NOC-Maduravasal Village/2021, Dated-22.12.2021.
20. Executive Engineer, PWD, Water Resources Department, Chennai Region Culvert Noc Letter No. N51T 201/ 61 அ1/2014/ Camp Dated: 09.10.2014.
21. District Fire & Rescue Services, Tiruvallur District, Noc No: TN-3320231123103/அ/2023, Dated: 27.11.2023.
22. Demand Called on.29.05.2024
23. Demand Paid by Applicant on.21.06.2024 and submitted on 06.07.2024.

.....X.....

Order

1. With reference to the 1st Cited letter, the applicant M/s.Vinplex India Pvt Ltd, has requested for the approval of proposed additional Industrial buildings in addition to the Technical clearance already been issued in the reference 4th cited for an FSI area of 122634.05sqm in a site area of 279526.17sqm at Tiruvallur District, Uthukkotai Taluk, Panappakkam village - S.F.Nos. -113/1, 113/2, 114/1, 115/1, 115/2, 115/3, 115/4, 116/1A, 116/1B, 116/2, 116/3, 116/4, 116/5, 117, 118/1, 118/2, 119, 120/2, 233/2,

242/1, 242/2, 243, 244, 245/1A, 245/1B2, 245/2B, 248/1A, 248/1B, 249/1, 249/2, 250, 251, 253/1, 253/2, 254/1A, 254/1B, 254/1C, 254/2, 254/3, 254/4, 255, 256/1, 259/1, 260/1, 260/2, 261/1, 261/2, 262/1A2, 262/2A, 262/2B, 266/2B, 267/1B, 267/2, 268, 271/2, 272, 273, 274, 102/1, 102/3, 103/2, 247, 248/2, 83/3B, 101/1B, 101/2B and Tiruvallur Taluk, Maduravasal Village S.F.Nos.404/2, 404/3, 404/4, 404/5A, 395/2, 395/3, 396, 397/3, 397/4, 399/1A, 399/1B, 403/1, 403/2A, 403/2B, 404/1A1, 404/1A2, 404/1B, 379/1, 379/2A, 382/2A, 383/1A, 383/1B, 383/2, 383/3, 384/1A, 384/1B, 384/3A, 384/3B, 384/4, 385/1B, 385/2A2, 385/2B, 386/1A, 386/2A2, 392/1H, 392/1I, 392/1J, 392/1K, 392/2, 395/1A, 391/3B, 392/1C, 392/1D, 392/1E, 392/1F.

Now an additional site area if 134112.80 Sq.m has been added to the already approved above site area at Tiruvallur District, Tiruvallur Taluk, Maduravasal village S.F.Nos:394/2, and Tiruvallur District, Uthukkottai Taluk, Panappakkam village, S.F.Nos:17/2;18/1B,2B,3B,5,6; 19/3B,4,5; 20/1,2; 21/1,2,3,4A,4B,5;22/1,2,3,4;23/1,2,3;24/1,2,3;25/6; 26/1,2,3;27/2, 3A,3B; 28/1,2;29;30; 32/1,2,3,4,5,6; 34/1;35/2;45/1, 2A, 2B,5,6;47;59/2 to the total site area of 413638.97sqm with Additional FSI Area of 62221.96sqm, totally Existing and Proposed FSI Area is 184856.01Sq.m.

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 is issued under section 47 of Tamilnadu Town and Country Planning Act, 1971 for the above additional Industrial Building proposal the boundary is the site the site has being marked as “1 to 210”. and forwarded for further actions. In Continuation 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: 223 /2024**.

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

Area of Site - 413638.97sqm

Proposed Additional Industrial Building

S.No	Floor Detail	FSI Area	Non FSI Area	TOTAL BUILTUP AREA (SQ.M)
V7-Industrial Block				
1	Ground Floor	21375.00	-	21375.00
	Mezzanine Floor	508.56	-	508.56
	Canopy	489.15	-	489.15
V8-Industrial Block				
2	Ground Floor	38071.25	-	38071.25
	Mezzanine Floor	940.00	-	940.00
	Canopy	793.80	-	793.80
3	STP	44.20	-	44.20
	Total	62221.96	-	62221.96

Already Approved FSI Area : 122634.05Sqm
Proposed Additional FSI Area : 62221.96Sqm
Total Existing and Proposed additional FSI Area : 184856.01Sqm

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. 57/2024.**
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.9,90,301/-
2	Display Board Charges	Rs.1500/-
3	Shelter Charges	Rs.7,39,890/-
4	Centage Charge for Land and Building	Rs.20,000/-
5	Infrastructure and Amenities Charges	Rs. 2,36,98,703/-

Special Conditions

1. OSR -1(ear marked as A1 to A8) area 955.43Sqm, OSR – 2 (earmarked as B1 to B5) area 578.39Sqm, OSR – 3 (earmarked as C1 to C9) area 2522.83Sqm, OSR – 4 (earmarked as D1 to D11) area 1239.46Sqm, OSR – 5 (earmarked as E1 to E5) area 1647.10Sqm, OSR – 6 (earmarked as F1 to F10) area 4124.54Sqm, OSR – 7(earmarked as H1 to H7)area 6442.11Sqm, OSR – 8 (earmarked as G1 to G13)area 7080.21Sqm, OSR – 9 (earmarked as I1 to I9)area 3470.20Sqm, OSR – 10 (earmarked as J1 to J10)area 9555.95Sqm, OSR – 11 (earmarked as K1 to K8)area 4572.94Sqm, Total OSR 42189.16Sqm shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
2. Conditions stipulated in the Wet land Noc cited in the reference 14,15 and 16 issued by District Collector, Tiruvallur is to be followed scrupulously.
3. Conditions stipulated in the Culvert Noc cited in the reference 18 and 19 issued by Chief Engineer, WRD and Executive Engineer PWD are to be followed scrupulously.
4. Environmental clearance is to be obtained before commencement of additional construction.
5. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

6. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
7. 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.
8. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
9. 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.

10. 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 Proposed Additional 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 details at the place of construction.

11. Shade trees should be planted around the proposed building site.

To,

The Block Development Officer,
Ellaburam Panchayat Union,
Uthukottai taluk,
Tiruvallur District.

Copy to:

M/s. Vinxplex India Pvt Ltd,
Unit nO.7 & *, First Floor,
Pinnaacle Building, International Tech Park,
CSIR Road, Chennai- 600 113.



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.

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