

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 Approval

Application Number : SWP/BPA/0180910/2024 Date:06.08.2024

Sir / Madam,

Subject:

Proposed Additional Industrial Building – Office of the Tiruvallur District Town and Country Planning - Tiruvallur District, Tiruvallur Taluk, Sethupakkam village - S.F.Nos. 31/1A1, 1A2, 2A, 1B,2B, 2C; 32/3A, 3B, 3C, 5A, 5B, 8A, 8B, 8C, 8D, 2, 4, 6, 7, 9; 33/1, 2, 3, 4, 5, 6; 34/1; 35/1A, 1B, 2 and Agaram village S.Nos.142; 143/1A, 1B; 144/1A, 2A, 2C, 3, 4; 145 & 146 and Thamaraipakkam Village, S.Nos.75; 76; 77/1A3B, 2A2B, 2A3A2 - Site Area: 115830Sq.m - FSI Area:31392.67Sq.m has been already approved - Now additional site area 22050.00Sq.m has been added with already approved site in Agaram village, S.F.Nos:131/2;132/1,2,3,4pt; 133/1, 2; 134/1, 2, 3A, 3B, 4, 5, 6, 7, 8, 9, 10A, 10B, 11; 135/1, 2; 136/1, 2, 3; 137/2; 141/1A, 1B, 1C, 1D, 2 - Total Site area - 134585Sq.m - Proposed additional FSI Area: 45150.06Sq.m. Total FSI Area –76542.73Sq.m - Technical Approval Issued for the proposed Industrial Building - Forwarded for further action - Regarding.

Reference:

1. Applicant. M/s.Siruvapuri Murugan Industrial & Logistics Pvt Ltd., Online Application Reference No.SWP/BPA/0180190/2024, Dated: 27.03.2024
2. The Assistant Director, Tiruvallur District Town and Country Planning office, Inspection Report of Online Application No.SWP/BPA/0180190/2024, Dated: 18.04.2024.
3. Technical concurrence issued by Director of Town and country Planning Proceedings Roc No.10260/2020/Spl cell, Dated:12.11.2020.(Technical concurrence No:318/2020)
4. Assistant Director, Tiruvallur District Town and country Planning office, Proceedings Roc No.3880/2019/Tvl2, Dated:24.09.2021. (Approval No: 42 / 2021)
5. The Directorate of Town and Country Planning Technical Concurrence Issued Online Application No.SWP/BPA/0180190/2024, Dated: 03.07.2024
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. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
16. District Collector, Tiruvallur, Wet Land Noc R.Dis.No: 1710/2019/N1, Dated: 07.09.2019.
17. Executive Engineer, PWD(i/c), Kosasthalaiyar Basin Division, WRD, Tiruvallur, letter No: DB/JDO1/F.40/NOC/Culvert/2019/ 444m, Dated:20.08.2019.
18. District Fire & Rescue Services, Tiruvallur District License No: L.DisNo:167/B/2024,Dated:12.01.2024.
19. Tamil Nadu Pollution Control Board, Consent order No.2206242235186, Dated:25.01.2022.ProceedingsNo.F.1735TLR/OL/DEE/TNPCB/TLR/A/2022, Dated:25.01.2022. (Orange Category).
20. This office demand payment request letter, dated.05.07.2024 (requiring payment of Centage Fee, Display Board Fee, I&A Charges, Shelter Charges, etc.)
21. Applicant payment letter, dated.15.07.2024 (payment of Centage Fee, Display Board Fee, I&A Charges, Shelter Charges, etc.) Received on 05.08.2024
22. Applicant letter Received on. 30.07.2024 (Jambukuttai Gift deed Document No.4165/2024 Dated:25.07.2024)

1. With reference to the 1st Cited letter, the applicant M/s.Siruvapuri Murugan Industrial & Logistics Pvt Ltd, has requested for the approval for additional construction of Industry building in addition to the Technical Approval has already been issued in the reference 4th cited for an FSI area of 31392.67Sqm in a site area of 115830 Sqm at Tiruvallur District, Tiruvallur Taluk, Sethupakkam Village,S.F.Nos.31/1A1, 1A2, 2A, 1B, 2B, 2C; 32/3A, 3B, 3C, 5A, 5B, 8A, 8B, 8C, 8D, 2, 4, 6, 7, 9; 33/1, 2, 3, 4, 5, 6; 34/1; 35/1A,

1B, 2 and Agaram village S.Nos.142; 143/1A, 1B; 144/1A, 2A, 2C, 3, 4; 145 & 146 and Thamaraipakkam Village, S.Nos.75; 76; 77/1A3B, 2A2B, 2A3A2.

Now an additional site 22050Sq.m area has been added to the already approved site area at Agaram village S.F.Nos: S.F.Nos:131/2; 132/1, 2, 3, 4pt; 133/1, 2; 134/1, 2, 3A, 3B, 4, 5, 6, 7, 8, 9, 10A, 10B, 11; 135/1, 2; 136/1, 2, 3; 137/2; 141/1A, 1B, 1C, 1D, 2 total site area is 134585Sq.m with a proposed additional FSI area of 45,150.06Sq.m.Total already approved and proposed additional FSI area put together is 76542.73Sq.m.

The Assistant Director of Tiruvallur District Town and Country Planning Office has recommended the proposal with a site inspection remarks. Based on the Assistant Director recommendation, the applicant request has been accepted. and the boundary of the site has been marked as "1 to 68".

The Technical Concurrence is issued under section 47(A) of Town and Country Planning Act, 1971 for the above Proposal and numbered as **B.P/ DTCP No : 290 / 2024** with Special Conditions and Conditions as follows with a direction to collect necessary charges for further actions.

In continuation of the above Technical Clearance issued by the DTCP, the Proposed site is approved and Numbered as SWP/L.P/A.D.D.T.C.P (TVLR) No.176/2024.

2. The area statement for the Proposed Additional Industrial Building (Orange Category) is as below.

Already Approved Site Area :115830.00sqm

Approach road already gifted to local body : (-) 2430.00sqm

Land already gifted to TANGEDCO : (-) 865.00sqm

Existing Total Site Area : 112535.00Sqm

Proposed Site Area : 22050.00Sqm

Total Site Area : 134585.00Sqm

To be gifted land for approach for Jambukuttai : (-) 157.41Sqm

Site Area: 134427.59 (As per Super imposed)

Proposed Additional Industrial Building

S.No.	Floors	FSI Area Sq.m	Non FSI Area Sq.m	Total Area Sq.m
1	Work Shed-1			
	Mezzanine Floor-1	1396.54	-	1396.54
	Mezzanine Floor-2	695.78		695.78
	Canopy	2284.24		2284.24

2	Work shed-2 (Part A)			
	Ground Floor	17316.78	-	17316.78
	Mezzanine Floor	2000.00	-	2000.00
	Canopy	552.82		552.82
3	Work shed-3 (Part B)			
	Ground Floor	8568.59	-	8568.59
	Mezzanine Floor	1000.00		1000.00
	Canopy	1010.44		1010.44
4	Work shed-4 (Part B)			
	Ground Floor	7106.94	-	7106.94
	Mezzanine Floor	1000.00		1000.00
	Canopy	318.16		318.16
5	Guard House			
	Ground Floor	51.29		51.29
	First Floor	59.03		59.03
6	Genset yard -2-750KVA (2Nos) & Cooling Tower (Open to Sky)	659.77		659.77
7	Toilet Block-1	97.43		97.43
8	Toilet Block-2	97.43		97.43
9	Toilet Block-3	44.52		44.52
10	Toilet Block-4	97.43		97.43
11	Toilet Block-5	38.10		38.10
12	STP(50KLD)	33.90		33.90
13	ETP(10KLD)	38.22		38.22
14	Genset yard 320KVA	12.50		12.50
15	Genset yard 125KVA	12.50		12.50
16	Genset yard 200 KVA	12.50		12.50
17	Genset yard 160 KVA	12.50		12.50
18	Compressor Room	21.71		21.71
19	Rain Water Harvesting	-	247.00	247.00
20	AHU Platform 3Nos Proposed with Staircase	214.50	-	214.50
21	AHU Platform 3Nos Proposed with Staircase	67.90	-	67.90
22	Auto Car Wash	146.00	-	146.00
24	Toilet Block-6	97.43		97.43
25	Toilet Block-7	32.59		32.59
26	Toilet Block-8	52.52		52.52
Total		45150.06	247.00	45397.06

3. With the above area, the proposed building proposal is given Technical Approval with the following Special and General Conditions. The Building plan is Numbered as SWP/B.P(Industry)/A.D.D.T.C.P(TVLR)No.**65/2024**.

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.2,95,226/-
2	Centage Charge for Land	Rs.300/-
3	Centage Charge for Building	Rs.12,000/-
4	Infrastructure and Amenities Charges	Rs.1,69,26,250/-
5	Shelter Charges	Rs.9,30,571/-
6	Display Board Charges	Rs.1,500/-

Special conditions:

1) The OSR 1 (A1 to A10) area 8178.36Sqm, OSR 2 (A11 to A17) area 612.10Sqm, OSR 3 (A18 to A32) area 3726.08Sqm, OSR 4 (A33 to A37) area 933.94Sqm Total OSR area 13450.48Sqm shown in the site plan should be retained as Open Space Reservation as per TNCDBR,2019 Rule No.41(1)(i).

2) The conditions in the Wet land NOC issued by District Collector Tiruvallur in the reference cited 16th should be followed scrupulously.

3) Agaram Village, Survey Nos.132/4pt -113.04sqm and Sethupakkam village S.No.31/1Bpt-44.37sqm, Total 157.41sqm land is handed over to local body for approach of Jambukuttai Vide Gift Deed Document No.4165/2024 Dated:25.07.2024 in the reference cited 22nd should not be encroached.

4) It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

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 rule 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 architects/ Licensed Surveyors and the Structural Engineer Associated with the Development shall ensure that developments shall be structurally sound and adequate safety measures and taken during the process of construction.

7) Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.

8) 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.

9) 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 9 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)

10) "The Provision in the G.O.(Ms) No.17, H & UD (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 should be installed for the proposed industrial use construction.
2. The parking lot shall be used for that purpose as intended on the drawing,
3. The openings shown on the drawing should be positioned accordingly.
4. No alteration shall be made in the building contrary to the approved drawing, if any alteration is to be made, prior approval of this authority shall be obtained.
5. Rainwater harvesting facilities should be implemented in the building as shown in the drawing and as per G.O No. 18 Municipal Administration and Water Supply Department dated 04.02.2019.
6. The Applicant shall at his own cost provide sewage from the proposed building, disposal by private vehicles, protected drinking water facility for the user and water supply for other needs.
7. Anti-mosquito device should be fitted to drinking water tank and well located in the site.
8. Adequate fire protection and fire fighting equipment shall be provided in the proposed construction as required by law.
9. As per G.O No.341, Municipal Administration and Municipal Administration and Water Supply Department (N,N,1) Department dated 03.11.2004, "U" Trap should be set up in septic tank.
10. As per Environment and Forest Department notification, Fly Ash Bricks and Materials are to be used for the proposed building.
11. A copy of the approved plan (true copy) shall be installed on the board in a visible manner at the site during construction.
12. G.O No. 18, Municipal Administration and Drinking Water Supply (Na, Ni, 1) Department dated 04.02.2019- "Tamil Nadu Combined Development & Building Rules 2019" rules should be followed.

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

Encl:

Drawing Sheet 1 to 5

Assistant Director
District Town and country Planning office,
Tiruvallur District.

To:

The Block Development Officer,
Ellapuram Panchayat Union,
Tiruvallur District

Copy To:

M/s.Siruvapuri Murugan Industrial and Logistics Pvt Ltd,
Vaagai Complex,
Ambattur Industrial Estate,
Chennai-600058.



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.

