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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.



TRICT TOWN AND COUNTRY PLANNING OFFICE – TIRUVALLUR DISTRICT
OnlineBuildingPlanApplication–TechnicalConcurrence

ApplicationNumber:SWP/BPA/0183845/2024

Gummidipoondi,

Subject: Industrial Building–Tiruvallur District– Gummidipoondi Taluk,
 Puduvoyal Village, S.F.Nos. 351/1, 351/2,
 351/3,351/4,351/5,351/6,351/7,352/1,352/2,352/3A,352/3B,
 352/3C,352/3D,352/3E,352/4,352/5,352/6,352/7,352/8A,
 352/8B,352/8C,352/8D,353/1,353/2A,353/2B,353/3,353/4,
 353/5,353/6A,353/6B1,353/6B2,353/6C,353/6D,353/6E,353/7,
 353/8,353/9,354/1,354/2A,354/2B,354/3A,354/3B,354/3C,
 354/3D,354/4A1,355/1,355/3,355/4,355/5,355/6A1,355/6B,
 355/6C,356/1A,356/1B,356/1C,356/1D,356/2,356/3,356/4,
 356/5,356/6,356/7A,356/7B,356/8,356/9,356/10,356/11,357/1,
 357/2,357/3,357/4,357/5,357/6,357/7,358/1,358/2,359/1,
 359/2,359/3,359/4,360/1A,360/1B,360/1C,360/1D,360/1E,
 360/1F,360/2A,360/2B,360/2C,361/1A,361/1B,361/1C,361/1D,
 361/2,361/3,361/4,362/1,362/2A,362/2B,362/2C,362/3A,
 362/3B,362/4A,362/4B,362/5A,362/5B,362/6,362/7,362/8,
 362/9,362/10,362/11,362/12,362/13,362/14,363/1A,363/1B,
 363/2,363/3,363/4,363/5A,363/5B,363/6,363/7,363/8,363/9,
 363/10, 363/11, 363/12, 363/13, 363/14, 363/15, 363/16A,
 363/16B,363/17,364/1A,364/1B,364/2,364/3,364/4,364/5,
 364/6,364/7,364/8A,364/8B,364/8C,364/8D,364/8E,364/9,
 364/10,364/11,364/12,364/13,364/14,365/1A,365/1B,365/2A,
 365/2B,365/2C,365/3,365/4,365/5,365/6,365/7,366/1A,366/1B,
 366/2A,366/2B,366/3,366/4,366/5,366/6,366/7,367/1,367/2A,
 367/2B Site area of 283993.00sq.m- FSI area of 61630.54sq.m–
 Technical Concurrence issued – Forwarded for further action –
 Regarding.

- Reference:
- 1.Applicant. M/s.Ramkrishna Titagarh Rail Wheels Limited,
 Online Application Reference No. SWP/BPA/0183845/2024,
 Dated: 20.04.2024.
 2. Assistant Director,Tiruvallur District Townandcountry Planning
 Office, Inspection Report of OnlineApplication
 No.SWP/BPA/0183845/2024, Dated:02.05.2024.
 3. The Directorate of Town and Country Planning Technical
 Concurrence Issued Online Application No.
 SWP/BPA/0183845/2024 Dated:09.07.2024.
 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.1, 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.16DepartmentofMunicipalAdministrationandWater Supply, Dated: 31.01.2020.
9. G.O.No.79,HousingandUrbanDevelopmentDepartment, Dated:04.05.2017.
10. G.O.No.54,HousingandUrbanDevelopmentDepartment, 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. DGP/Director, Tamil Nadu Fire and Rescue Services Department Noc, R.O.C.No.8943/C1/2024,PP NOC No.105/2024, Dated:24.06.2024.
15. Airport Authority of India, Noc id.CHEN/ South/ B/ 051424/ 1025932, Dated:29.05.2024.
16. Airport Authority of India, Noc id.CHEN/ South/ B/ 051424/ 1025933, Dated:29.05.2024.
17. This Office I & A payment request through online, dated: 13.07.2024
18. Demand paid by Applicant dated: 30.07.2024
19. The Joint Director, Dry Land NOC Tiruvallur District letter Roc. No.Mathi1/X2U9X1KW/2024, dated. 16.08.2024 (Dry land NOC).

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Order

1. With reference to the 1st Cited letter, the Applicant.M/s.Ramkrishna Titagarh Rail Wheels Limited,has requested for the approval of Industrial Building at Tiruvallur District, Gummidipoondi Taluk, Puduvoyal Village,S.F.Nos. 351/1, 351/2, 351/3,351/4, 351/5,351/6,351/7,352/1,352/2,352/3A,352/3B,352/3C,352/3D,352/3E,352/4, 352/5,352/6,352/7,352/8A,352/8B,352/8C,352/8D,353/1,353/2A,353/2B,353/3, 353/4,353/5,353/6A,353/6B1,353/6B2,353/6C,353/6D,353/6E,353/7,353/8,353/9, 354/1,354/2A,354/2B,354/3A,354/3B,354/3C,354/3D,354/4A1,355/1,355/3,355/4, 355/5,355/6A1,355/6B,355/6C,356/1A,356/1B,356/1C,356/1D,356/2,356/3,356/4, 356/5,356/6,356/7A,356/7B,356/8,356/9,356/10,356/11,357/1,357/2,357/3,357/4, 357/5,357/6,357/7,358/1,358/2,359/1,359/2,359/3,359/4,360/1A,360/1B,360/1C, 360/1D,360/1E,360/1F,360/2A,360/2B,360/2C,361/1A,361/1B,361/1C,361/1D, 361/2,361/3,361/4,362/1,362/2A,362/2B,362/2C,362/3A,362/3B,362/4A,362/4B, 362/5A,362/5B,362/6,362/7,362/8,362/9,362/10,362/11,362/12,362/13,362/14, 363/1A,363/1B,363/2,363/3,363/4,363/5A,363/5B,363/6,363/7,363/8,363/9, 363/10,363/11,363/12,363/13,363/14,363/15,363/16A,363/16B,363/17,364/1A, 364/1B,364/2,364/3,364/4,364/5,364/6,364/7,364/8A,364/8B,364/8C,364/8D,

364/8E,364/9,364/10,364/11,364/12,364/13,364/14,365/1A,365/1B,365/2A,365/2B,365/2C,365/3,365/4,365/5,365/6,365/7,366/1A,366/1B,366/2A,366/2B,366/3,366/4,366/5,366/6,366/7,367/1,367/2A,367/2B with a Site area of 283993.00 sq.m and with FSI area of 61630.54sq.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 in which the boundary of the site is marked as **"1 to 51"** and the Technical Concurrence was issued under section 47 of Town and Country Planning Act, 1971 for the above building proposal is numbered as **B.P/DTCP No: 304 /2024**.

In Continuation of the Technical Clearance issued by DTCP in the reference 3rd cited, The proposed site is boundarised as **"1 to 51"** and Numbered as **SWP/L.P/A.D.D.T.C.P(TVLR) No.199/2024** and Site Approval is being given.

2. The area statement for the Proposed Industrial building(Orange Category)is as below.
Area of Site-283993.00sq.m.

Proposed Industrial Building Area Statement in Sqm

S.NO	Description	FSI (Sqm)	NonFSIArea (Sqm)	Total Built up Area (Sqm)
1	Machinery Building			
	GroundFloor	21891.74	-	21891.74
	MezzanineFloor	166.24	-	166.24
2	Forging Building			
	GroundFloor	30878.55	-	30878.55
	MezzanineFloor	790.13	-	790.13
3	Ware House Building			
	GroundFloor	1350.00	-	1350.00
4	Admin Building			
	GroundFloor	866.35	-	866.35
	FirstFloor	766.80	-	766.80
5	Canteen Building			
	GroundFloor	1814.31	-	1814.31
6	Utility Building-1			
	GroundFloor	398.43	-	398.43
7	Utility Building-2			
	GroundFloor	1418.85	-	1418.85

8	ScrapYard Building			
	GroundFloor	200.00	-	200.00
9	CoolingTower-Pump Room			
	GroundFloor	489.64	-	489.64
10	UGSump-Pump Room			
	GroundFloor	301.50	-	301.50
11	OWC			
	Ground Floor	54.00	-	54.00
12	Weigh Bridge Cabin-1			
	Ground Floor	7.50	-	7.50
13	WeighBridgeCabin-2			
	Ground Floor	7.50	-	7.50
14	STP-PanelRoom+UF			
	Ground Floor	24.00	-	24.00
15	STP-ScrewPressShed			
	Ground Floor	14.00	-	14.00
16	ETP-PanelRoom+RO			
	Ground Floor	72.00	-	72.00
17	ETP-BoilerRoom			
	Ground Floor	30.00	-	30.00
18	ETP-ScrewPressShed			
	Ground Floor	14.00	-	14.00
19	Propane-Vaporizer			
	Ground Floor	15.00	-	15.00
19	Security-1			
	Ground Floor	30.00	-	30.00
	Security-2			
	Ground Floor	30.00	-	30.00
	Total	61630.54		61630.54

FSI Area: 61630.54Sqm

3. In continuation of the above Technical clearance issued by the 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. 75 /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.5,63,470/-
2	Display Board Charges	Rs.1500/-
3	Shelter Charges	Rs.3,19,350/-
4	Centage Charge for Land and Building	Rs.10,000/-
5	Infrastructure and Amenities Charges	Rs.4,62,37,500/-
6.	Development Charges for Land	Rs.8,52,000/-
7.	Development Charges for Building	Rs.5,54,760/-

SpecialConditions

1. TheOSR-1(earmarked as A1 to A4)area 18968.81 sq m and OSR-2 (ear marked as B1 to B11) area 9943.13 sqm, Total OSR 28911.94sqm shown in the siteplanshouldberetainedasOpenSpaceReservationasperTNCDBR,2019 Rule No.41(1)(i).
2. Special Condition (Sl.No.2)imposed as per DTCP Proceedings in the reference 3rd cited, applicant submitted Joint Director, Agriculture Department NOC as in the reference 19th cited.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
5. 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.
6. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
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 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. Rainwater 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,

1. The Block Development Officer,
Gummidipoondi Panchayat Union,
Tiruvallur District.

Copy to:

M/s. Ramkrishna Titagarh Rail wheels Ltd, Trend Works-
Karuna Conclave , 3rd Floor, AD 45,
Shanthi colony, Anna Nagar, Aminjikarai, Chennai - 600040

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
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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.

