

PP

APPROVAL RECORD

Planning Permission

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, Tiruvallur District.

Online Building Plan Application – Technical Clearance

Application No. SWP/BPA/0583130/2025

Date: 12.02.2026

Respected Sir,

Sub: Revised and Additional Industrial Building (Manufacturing of Hand Embroidery, White Category) – DTCP, Chennai – Tiruvallur District – Poonamalle Taluk – Gudapakkam village - S.F.No: 327/2A1 – Already approved site area: 13150.00 sq.m with FSI area: 4458.24 sq.m – Proposed additional site area 7850.00 sqm in S.F.No.328/2, with total site area 21000.00 sq.m – Proposed revised and additional FSI Area: 6934.69 sq.m - Total FSI Area: 11392.93sqm – Technical Concurrence issued for the proposed Industrial Building – Forwarded for further action - Regarding.

- Ref:**
1. M/s.Vastrakala Exports Pvt Ltd, Online Application No. SWP / BPA / 0583130 / 2025, Dated: 09.07.2025, 21.11.2025 & 01.12.2025.
 2. Proceedings of Director, Town and Country Planning, Chennai Roc. No. SWP / BPA / 0583130 / 2025, Dated: 10.01.2026 (Technical Concurrence (B.P/DTCP No. 22/ 2026)
 3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
 4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
 5. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
 6. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
 7. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
 8. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
 9. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
 10. G.O. No.225, Housing and Urban Development Department [UD4(1)],

Dated: 26.11.2024.

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. 21075/2009/BA1, Dated: 27.06.2012.
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. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
16. District officer, Fire & Rescue Services, Tiruvallur, PP. NOC.No. 3165 / NOC / NMSB / 2025, Dated: 25.06.2025.
17. The Directorate of Town and Country Planning Technical Concurrence Issued Roc No.1701/2020/TCP7, Dated: 25.07.2020 (Already Approved BP/DTCP No.160/2020).
18. Assistant Director, District Town and Country Planning, Tiruvallur District, Letter No.3824/2019/TVLR-2, Dated: 05.09.2020. (Already Approved L.P/A.D.D.T.C.P (TVLR) No.85/2020).
19. Poonamalle Panchayat Union, Commissioner Letter No. Pa. Mu .1692 / 2020 / A3, Dated.08.03.2021.
20. Joint Director, Agriculture Department, Tiruvallur District Letter No. Mathi 1/2315/2020, Dated: 16.03.2020 & Mathi 1/MMCTWQVE/2025, Dated:02.08.2025.
21. Demand Payment Requested Dated: 28.01.2026.
- 22.M/s.Vastrakala Exports Pvt Ltd,, Online Application No. SWP/BPA/0583130/2025, Demand Remittance Dated: 02.02.2026.

Order

1. With reference to the 1st Cited letter, the applicant M/s.Vastrakala Exports Pvt Ltd, has requested for the approval of Revised and Additional construction of Industry building of Manufacturing of Hand Embroidery, White Category in addition to the already approved

industrial building in Poonamalle Taluk, Gudapakkam village of S.F.No: 327/2A1 with approved site area: 13150.00 sq.m and FSI area of 4458.24 is issued vide 17th, 18th & 19th cited above.

Now an additional site area of 7850.00 sqm in S.No. 328/2, has been added to the already approved site area. The total site area 21000.00 sq.m has proposed with revised and additional industrial building FSI Area of 6934.69 sq.m. The applied Building area is more than the district officer power limits due to that the application submitted to the Director town and country planning for technical concurrence. The applicant request has been accepted and the revised total site area of 21000.00 sq.m has been marked as "A to M and the Revised and additional Industrial Building (White Category) area details is given as below. The Technical Concurrence is issued under section 47-A of Town and Country Planning Act, 1971 and numbered as B.P/ DTCP No:22/2026.

With the above proposal Site Approval issued vide SWP/DTCP/TIRUVALLUR/Site Approval No.22/2026.

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

Already approved site area - 13150.00 sq.m

Proposed additional site area - 7850.00 sqm

Total site area - 21000.00 sq.m

Building Details : Revised and Additional Industrial Building (White Category)

Manufacturing of Hand Embroidery.

S. No	Description	Existing Approved FSI Area (Sq.m)		Revised FSI Area (Sq.m)	Additional Building FSI Area (Sq.m)		Total Area (Sq.m)
		FSI in Sqm	Non FSI in Sqm		FSI in Sqm	Non FSI in Sqm	
1	Factory Block-1 Ground Floor First Floor	2008.13 1255.30	- 135.07	- -	- -	- -	2008.13 1390.37
2	Guest House-2 Ground Floor	501.45	-	-	-	-	501.45
3	Dining Building-3 Ground Floor	99.90	-	-	-	-	99.90

4	Dining Building-4 Ground Floor	96.89	-	-	-	-	96.89
5	Dining Building-5 Ground Floor	40.95	-	-	-	-	40.95
6	Toilet-6 Ground Floor	137.94	-	-	-	-	137.94
7	Service Building-7 Basement Floor Ground Floor First Floor	- 300.30 -	300.30 - -	- 289.45 -	- - 589.75	- - -	300.30 589.75 589.75
8	Meter Room Ground Floor	17.38	-	-	-	-	17.38
9	Watchmen Room Ground Floor	-	4.41	-	-	-	4.41
10	Factory Block-8 Ground Floor First Floor	- -	- -	- -	2269.56 2240.16	- -	2269.56 2240.16
11	Dining Block-9 Ground Floor	-	-	-	536.56	-	536.56
12	Toilet Block-10 Basement Floor Ground Floor	- -	- -	- -	- 209.54	178.36 -	178.36 209.54
13	Dining Block-11 Ground Floor	-	-	-	611.06	-	611.06
14	Dispensary Block-12 Ground Floor	-	-	-	169.35	-	169.35
15	Prayer Block-13 Ground Floor	-	-	-	19.26	-	19.26
	Total	4458.24	439.78	289.45	6645.24	178.36	12011.07

Already Existing Approved FSI Area: 4458.24 Sq.m

Revised FSI Area : 289.45 Sq.m

Additional FSI Area : 6645.24 Sq.m

Total FSI Area : 11392.93 Sq.m

FSI Achieved – 0.54

Total H.P – 568.16

The Technical Clearance issued with the following Special and General Conditions: -

With the above Area of the Industrial Building Technical Clearance Issued with Special and General Conditions. The Industrial Building Plan Numbered as SWP/DTCP/TIRUVALLUR/B.P.No: 12/2026. The Technical Clearance issued with the following Special and General Conditions: -

SPECIAL CONDITIONS

1. The OSR area 2127.60 Sq.m (Earmarked as 1 to 9) shown in the site plan should be retained as Open Space Reservation as per TNCD&BR, 2019 Rule No.41(1) (i).
2. To be demolished buildings shown in the site plan should be demolished by the applicant and it should be confirmed by the concerned local body before the issue of final approval.
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 of Tamil Nadu combined development and building rules, 2019 (TNCD&BR,2019). 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 as prescribed TNCD & BR, 2019.
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 Town and Country Planning Department is not legally certifying the title to the ownership by granting this technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant is above 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 applicants 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.
9. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 mentioned rules and regulation should be followed.
10. As per G.O.16 a display board of size 60 cm x 120 cm to be erected which shows site details, building details and corporation engineer details at the place of construction, FSI and Setbacks should be Retained as per Approval Drawing.
11. Government registered electrical Contractor must be employed for wiring works during construction.
12. Ref No.16 District Officer Tiruvallur Fire and Recues Services Issued terms and condition to be Followed and Local body should monitor these before getting Final Approval.
13. 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)

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. 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 municipality engineer details at the place of construction.
11. If any court case would be pending with reference to this proposal, the Technical Clearance would be treated as INVALID.
12. Enforcement action under section 56 & 57 of TamilNadu Town and Country Planning Act 1971 must be taken by the Block Development Officer, Poonamalle Panchayat Union/ President Gudapakkam Village if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.

The following fee and charges are collected as follows

1. Scrutiny Charge Rs. 55,024 Dated : 09.07.2025.
2. OSR Charge - NIL.
3. Centage Charge for Land Rs.15,000, Dated : 29.01.2026.
4. Centage Charge for Building Rs.10,000, Dated : 29.01.2026.

5. Infrastructure and Amenities Charges Rs. 26,10,000,Dated : 29.01.2026.
6. CC Charges – NIL.
7. Security Deposit Charges – NIL.
8. Shelter Charges Rs. 21,563,Dated : 29.01.2026.
9. Display Board Charges Rs.1,500, Dated : 02.02.2026.
10. Development Charges for Land Rs. 63,000, Dated : 02.02.2026
11. Development Charges for Building Rs. 64,080.Dated : 02.02.2026.

Assistant Director,
District Town and country planning,
Tiruvallur District.

Enclosure

Original Map and Condition - 2 sets

To

The Special officer / Block Development Officer,
Poonamalle Panchayat Union,
Tiruvallur District.

Copy to

M/S VASTRAKALA EXPORTS PVT LTD,
Represented by its Director Mr.Sandeep S Rao
To S.No:327/2A1,328/2, Mettukandigai, Gudapakkam Village,
Poonamallee Taluk, Tiruvallur district -600 124.

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.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Watch a property and hear about it when something new is registered against it.

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Records and verification

The registers themselves, read for you.

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Patta and Chitta

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EC Analyzer

Bank charge check

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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



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Services we run
for you
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The LandLens
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Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

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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.

