

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/643158/2026 Date: 27.05.2026

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Sub : Revised and Additional Industrial Building: Office of the District Town and Country Planning - Non-Planning Area - Tiruvallur District - Ponneri Taluk - Minjur Panchayat Union - Eliyambedu Panchayat and Village - S.F.Nos. 73/4pt, 73/5pt, 73/6pt, 73/7pt, 73/8pt, 73/9pt, 74/2pt, 75/3Apt, 86/1pt, 86/3pt, 87/1pt & 87/2pt, Plot No.I-6A – Origins by Mahindra Industrial park, approved layout L.P / DTCP No.25/2023 – Site Extent: 18008.51 sq.m. – FSI area: 6640.33 sq.m. - Technical Clearance issued for the Revised and Proposed Additional Industrial Building(Orange Category)- Forwarded for further action - Regarding.`

- Ref :**
1. M/s. Track Design India Private Limited, Online Application No. SWP/BPA/643158/2026, Dated: 08.09.2025, 20.01.2026, 10.02.2026 & 21.02.2026.
 2. Proceeding of Director, Town and Country Planning, Chennai Roc. No. SWP/BPA/0643158/2026, Dated.21.02.2026 (Technical Concurrence B.P/DTCP No.133/2026) and revised proceeding of Director, Town and Country Planning, Chennai Roc. No. SWP/BPA/0643158/2026, Dated.21.05.2026 (Technical Concurrence B.P/DTCP No. 410/2026) (due to S.No. change).
 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. G.O. No.154, Housing and Urban Development Department [UD4(1)], Dated: 07.10.2025.
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. 21075/2009/BA1, Dated: 27.06.2012.
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. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
17. The Directorate of Town and Country Planning Technical Concurrence Issued Roc No.16979/2022/TCP5, Dated: 24.08.2022 (Already Approved BP/DTCP No.320/2022).
18. Assistant Director, District Town and Country Planning, Tiruvallur District, Letter No.1835/2022/TVLR-2, Dated: 14.09.2022 (Already Approved L.P/A.D.D.T.C.P(TVLR) No.59/2022).
19. Minjur Panchayat Union, Letter No.2153/2022/A3, Dated.03.11.2022.
20. District Officer, Fire & Rescue Services, Tiruvallur District PP NOC No.4993/NOC/NMSB/2025, Dated.12.09.2025.
21. TNPCB Proceedings order No.F.1081GMP / OL /DEE / TNPCB/GMP/A/2025, Date.18.11.2025,
22. Tamilnadu Single Window Portal Guidance Reference No. TNSW 187317-324974.
23. District Officer, Fire & Rescue Services, Tiruvallur District Revised PP NOC No.4993/NOC/NMSB/2025, Dated. 06.04.2026.
24. Demand Payment Requested Dated: 26.02.2026.

25.M/s. Track Design India Private Limited, Online Application No.
SWP/BPA/643158/2026, Demand Remittance Dated: 10/03/2026,
20/04/2026, 05/05/2026, 07/05/2026 and 11.05.2026.

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Order:

1. With reference to the 1st letter Cited, the applicant M/s. Track Design India Private Limited has requested for the approval of Revised and Additional Industrial building of Manufacturing of Track Chain Assembly (Orange Category) in Tiruvallur District, Ponneri Taluk, Minjur Panchayat Union, Eliyambedu Panchayat and Village, S.F.Nos. 73/4pt, 73/5pt, 73/6pt, 73/7pt, 73/8pt, 73/9pt, 74/2pt, 75/3Apt, 86/1pt, 86/3pt, 87/1pt & 87/2pt, Plot No.I-6A, Origins by Mahindra Industrial park, approved layout L.P / DTCP No.25/2023, Site Extent: 18008.51 sq.m., FSI area: 6640.33 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 total site area of 18008.51 sq.m, and the Revised and Additional Industrial Building (Orange Category) area details is given as below. The Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P / DTCP No:410/ 2026.

2. The area statement for the Revised and Additional Industrial Building is as below:

Area of the Site - 18008.51 sq.m

Proposed building details: Industrial Building - Orange Category

Manufacturing Details: Track Chain Assembly

S.No.	Description	Existing, Revised & Additional FSI Area in sq.m	Non FSI Area in sq.m	Total Builtup Area in sq.m
1	Assembly Factory (Revised)			
	Ground Floor	3608.00	-	3608.00
	Ground Floor -Office	885.60	-	885.60
2	Painting factory (Revised)			
	Ground Floor	437.04	-	437.04
3	Painting and Thinner Storage (Existing)			
	Ground Floor	33.39	-	33.39

4	Watchmen Room (Existing) Ground Floor	13.88	-	13.88
5	UG Water Tank & Pump Shed (Revised) Ground Floor	169.95	-	169.95
6	HT & LT Room (Revised) Ground Floor	205.67	-	205.67
7	Sludge Dry Room (Additional) Ground Floor	14.19	-	14.19
8	Over Head Tank (Additional) Ground Floor	44.89	-	44.89
9	Raw Material cum Finished Goods Storage building (Additional) Ground Floor	988.81	-	988.81
10	Ware House (Additional) Ground Floor	238.91	-	238.91
Total Area		6640.33	-	6640.33

Total FSI Area – 6640.33 sq.m.

FSI Achieved – 0.368

Total No. H.P – 1438.16

With the above Area of the Industrial Building Technical Clearance Issued with Special and General Conditions. The Revised and Additional Industrial Building Plan Numbered as **SWP/DTCP/TIRUVALLUR/B.P.No: 48/2026.**

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

Special Conditions:

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
3. Ref No.23, District Officer, Fire & Rescue Services, Tiruvallur District Revised Fire NOC

received on Dated. 06.04.2026.

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 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,219.
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 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 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.
8. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 mentioned rules and regulation should be followed.
9. 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.
10. Government registered electrical Contractor must be employed for wiring works during construction.
11. Ref No.23, District Officer Tiruvallur Fire and Recues Services Issued terms and condition to be Followed and Local body should monitor these before getting Final Approval.

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 shall 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 (VP), Minjur Panchayat Union, Eliyambedu Panchayat and Village if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.
13. The following fee and charges are collected as follows:
 - a) Scrutiny Charge: Rs.29,543/-, Dated: 08.09.2026 and Balance Scrutiny Charge: Rs. 11,000/-, Dated: 10.03.2026.
 - b) Centage Charge for Land: Rs.300/-, Dated: 07.05.2026.
 - c) Centage Charge for Building: Rs.40,000/-, Dated: 07.05.2026.
 - d) Infrastructure and Amenities Charges: Rs.5,19,456/-(with interest charge), Dated: 07.05.2026 (Existing Approval I&A Charge paid Rs. 20,10,000/-)
 - e) Shelter Charges: Rs.15,100/-, Dated: 20.04.2026.
 - f) CC Charges: NIL.
 - g) Security Deposit Charges: NIL.
 - h) Display Board Charges: Rs.1,500/-, Dated: 05.05.2026.
 - i) Development Charges for Land: Rs.54,665/- (with interest charge), Dated: 05.05.2026.

- j) Development Charges for Building: Rs. 61,429/-(with interest charge), Dated: 05.05.2026.
- k) Balance Development Interest Charges: Rs. 500/-, Dated: 11.05.2026.
- l) Flag day fund: Rs.25,000/-, Dated: 10.03.2026.

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

Enclosure:

Drawing sheet: 1 to 5

To:

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

Copy to:

M/s. Track Design India Private Limited,
Mr. Masaaki Nagahara (Director),
Plot No.I -6A, Mahindra Industrial Park (Orgins),
Eliambedu Village, Ponneri Taluk,
Tiruvallur District - 601 206.

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
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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.

