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.

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District Town and Country Planning, Tiruvallur District.

Online Building Plan Application – Technical Clearance

Application No. SWP/BPA/0740819/2026, Date: 24.08.2026

Sub: Additional Industrial Building – District Town and Country Planning office, Tiruvallur District - Ponneri Taluk - Anupampattu Village - S.F.Nos. 69/1, 69/2A, 69/2B, 69/3, 69/4 & 70/10 with a site extent of 1,24,842.80Sqm – FSI area of 23839.24 sqm has been already approved – Now Proposed additional FSI Area is 13656.56 Sqm – Total already approved retained and additional FSI area put together is 37406.92 Sqm – (Green Category) - Technical clearance issued Forwarded for further action - Regarding.

Ref:

1. Applicant. M/s. APM Terminals India Private limited represented by its Operations Manager, Mr. Karthick Kumar, Online Application No. SWP/BPA/0740819/2026, Dated: 06.01.2026.
2. Proceedings of Director, Town and Country Planning, Chennai Roc. No. SWP/BPA/0740819/2026, Dated.19.05.2026 (Technical Concurrence (B.P/DTCP No.398/2026).
3. Technical Concurrence issued by Director of Town and country Planning, Proceedings Roc No.20665/2020/Splcell, Dated:19.03.2021. (Technical concurrence No: 141/2021).
4. Assistant Director, Tiruvallur District Town and Country Planning Office, Proceedings Roc No. 2262/2020, Dated:26.04.2021. (Technical approval No. 25/2021).
5. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
8. G.O.No.01, 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.225, Housing and Urban Development Department[UD4(1)], Dated: 26.11.2024.

13. G.O.No.154, Housing and Urban DevelopmentDepartment[UD4(1)], Dated: 07.10.2025.
14. G.O. (Ms).No.155, Housing and Urban Development Department [UD4(1)], Dated: 08.10.2025.
15. G.O. (Ms).No.171, Housing and Urban Development Department [UD4(1)], Dated: 30.10.2025.
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
17. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012**.**
18. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
19. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
20. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
21. District Fire Officer, Tamil Nadu Fire and Rescue Services Department, Tiruvallur District, PP NOC No.7744/ NOC/ NMSB/ 2026, Dated: 05.02.2026. (Token ID:360221).
22. District Environmental Engineer, Tamil Nadu Pollution Control Board, Proceedings No. F.0511GMP/GL/DEE/TNPCB/ GMP/ A/2024, Dated:28.03.2024. (Consent Order No.2407257694819.
23. District Environmental Engineer, Tamil Nadu Pollution Control Board, Proceedings No. F.0511GMP/GL /DEE/ TNPCB/ GMP/ W/2024, Dated:28.03.2024. (Consent Order No.2407157694819.
24. Member Secretary, Ministry of Environment, Forest and Climate Change, (Issued by the State Environment Impact Assessment Authority (SEIAA) EC identification No.EC26C3805TN 5432820N, Category:B2, File No.13449, Dated: 07.08.2026.
25. Demand Payment Requested Dated: 25.05.2026.
26. M/s. APM Terminals India Private limited represented by its Operations Manager, Mr. Karthick Kumar, Online Application No.SWP/BPA/0740819/2026, Demand Remittance Dated: 02.06.2026.

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With reference to the 1st letter Cited, the applicants M/s. APM Terminals India Private limited represented by its Operations Manager, Mr. Karthick Kumar has requested for the approval of Additional Industrial building (Green Category) at Tiruvallur District, Ponneri Taluk, Anupampattu Village, S.F.Nos. 69/1, 69/2A, 69/2B, 69/3, 69/4 & 70/10 with a site extent of 1,24,842.80Sqm, FSI area of 23839.24 sqm has been already approved, now the Proposed additional FSI Area is 13656.56 Sqm and Total already approved retained and additional FSI area put together is 37406.92 Sqm.

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 Technical Concurrence is issued under section 47-A of Town and Country Planning Act, 1971 and numbered as **B.P/ DTCP No:398/2026.**

The area statement for the Additional Industrial Building (Green Category) is as below.

Site Area: 1,24,842.80Sqm (As per Already approved drawing)

Site Area: 1,24,850.00Sqm (As per Patta)

Proposed Building details: Additional Industrial Building (Green Category)

S.No	Building Details	FSI Area Sq.m	Non FSI Area Sq.m	Total Builtup Area Sq.m
	Industrial Building (Additional Expansion)			
	Ground Floor	6496.00	-	6496.00
	Ground Floor (Connecting Area - 5 openings)	87.40	-	87.40
	Mezzanine Floor (Storage Area)	4357.50	-	4357.50
	Mezzanine Floor (Canteen Area)	181.60	-	181.60
	Mezzanine Floor (Office Area)	156.13	-	156.13
	Canopy (189.16 x 4.50 = 851.22)	851.22	-	851.22
	Canopy (7.37 x 3.60 = 26.53)	26.53	-	26.53
	Canopy -3 (6.00 x 3.60 = 21.60 x 5 Nos)	108.00	-	108.00
	Canopy (6.00 x 3.10 = 18.60)	18.60	-	18.60
	Canopy (30.00 x 1.60 = 48.00)	48.00	-	48.00
	Canopy (20.47 x 3.70 = 75.74)	75.74	-	75.74
B	**Warehouse -1 (Block D)**			
	Ground Floor	1121.84	**-**	1121.84
C	**Weigh Bridge – 1**			
	Ground Floor	64.00	**-**	64.00
D	**Weigh Bridge – 2**			
	Ground Floor	64.00	**-**	64.00
	Total	**13656.56**	**-**	**13656.56**

Already Approved FSI Area (A)	**- 23839.24 Sqm**
Additional FSI area (B)	**- 13656.56 Sqm**
To be demolished (C)	**- (-) 88.88 Sqm**
Total FSI area (A + B - C)	**- 37406.92 Sqm**

With the above Area of the Industrial Building Plan is Numbered as **SWP/DTCP/TIRUVALLUR/B.P.No:83/2026 (This revises Technical approval No. 25/2021).** The Technical Clearence issued with the following Special and General Conditions: -

Special Conditions

1. The OSR -1 area (earmarked as 1 to 17) 5174.40 Sqm, OSR-2 area (earmarked as 18 to 22) 1205.38 sqm, The OSR -3 area (earmarked as 23 to 29) 3417.48 Sqm, OSR -4 area (earmarked as 30 to 35) 2744.17 Sqm and Total OSR area 12541.43 sqm 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 Fire NOC cited in the reference 21st issued by District Fire Officer, Tiruvallur, Tamil Nadu Fire and Rescue Services, is to be followed scrupulously.

3. Conditions stipulated in the TNPCB Consent to operate cited in the reference 22nd and 23rd issued by District Environmental Engineer, Tamil Nadu Pollution Control Board, Gummidipoondi is to be followed scrupulously.

1. Conditions stipulated in the Environmental clearance cited in the reference 24 issued by Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA) is to be followed scrupulously.

2. The existing buildings demarcated in the site plan as “to be demolished” has to be demolished and the concerned local body has to be ensured before issue of Building Permit.

3. As per GO cited in the reference 15th, Commercial, industrial and institutional buildings exceeding 300 square meters Floor Space Index area, a minimum of ten percent (10%) of car or two-wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points

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 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.

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 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.

9. 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. 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.

12. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Block Development Officer, Minjur Panchayat Union / The President, Anupampattu Village Panchayat 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. 262079 Dated : 06.01.2026.
2. OSR Charge - NIL.
3. Centage Charge for Land Rs.300, Dated : 25.05.2026.
4. Centage Charge for Building Rs. 30000, Dated : 25.05.2026.
5. Infrastructure and Amenities Charges Rs.5141250, Dated : 25.05.2026.
6. CC Charges – NIL.
7. Security Deposit Charges – NIL.
8. Shelter Charges Rs. 649992/- , Dated : 25.05.2026.
9. Display Board Charges Rs.1500, Dated : 02.06.2026.
10. Development Charges for Land Rs**.** 374580, Dated : 02.06.2026.
11. Development Charges for Building Rs.338400, Dated : 02.06.2026.

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

Enclosure

Original Map and Condition - 2 sets

To

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

Copy to

Mr. Karthick Kumar, Operations Manager,
M/s. APM Terminals lndia Pvt Ltd,
Survey Nos-69/1, 69/2A, 69/28, 69/3, 69/4 & 70/10,
Anupampattu Village,
Ponneri Taluk,
Tiruvallur District.

THE LANDLENS SUITE

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

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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

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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

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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.