

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

Online Building Plan Application – Technical Clearance

on Number: SWP/ BPA / 0768193 / 2026

Dated: 06.06.2026

n,

Subject: Proposed Industrial Building – District Town and Country Planning, Tiruvallur – Tiruvallur District / Taluk, Velliyur Village, S.F.Nos.5B/1, 2; 7C/1A1, 1A2, 1B, 1C, 2A, 2B, 3; 10B/3A, 3B; 11/2A, 2B, 2C; 12/1; 13/1B1, 1B2, 1B3, 2; 14/1, 2, 3; 15/1, 2; 16/1A, 1B, 2, 3A, 3B, 4A, 4B, 5A1A, 5A1B, 5A2, 5B; 17/1A1A1, 1A1A2, 1A1B, 1A2, 1A3, 1B1, 1B2, 1C, 1D, 2; 18/1, 2; 20/1A, 2A, 2B, 2C1; 46/1A, 2; 47/1, 2A1, 2A2, 2B1, 2B2, 3, 4; 48/1, 2; 50/1A, 1B1, 1B2, 2A, 2B, 3A1A; 52/1A, 1B, 2A, 2B, 3; 53/1A, 54/5B1; 55/1A1A with a total site extent of 186837.00qm (As per Patta)- FSI area of 41000.71Sqm – Technical Concurrence issued – Technical Clearance issued - Forwarded for further action – Regarding.

- Reference:
1. Applicant. M/s. Silvergate projects private limited, represented by its Authorized Signatory Mr.Sathish Kumar S, Online Application No. SWP/BPA/0768193/2026, Dated:17.02.2026.
 2. Proceedings of Director of Town and Country Planning Office, Inspection Report of Online Application No. SWP/BPA/0768193/2026, Dated:14.05.2026.
 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.1, 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. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated:16.04.2009.
 11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.

12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227 / 2017/ Spl cell, Dated: 14.12.2017.
13. G.O.Ms.No.225, Housing and Urban Development Department, Dated: 26.11.2024.
14. G.O.Ms.No.155, Housing and Urban Development Department, Dated: 08.10.2025.
15. G.O.Ms.No.171, Housing and Urban Development Department, (UD4(1)), Dated:30.10.2025.
16. District officer, Fire & Rescue Services Department, Tiruvallur District, PP NOC No: 8233/NOC/NMSB/2026, Dated:25.02.2026. (Token ID:368440)
17. Joint Director, Agriculture Department, Tiruvallur District NOC, Letter No.௫௮௮௮1/ MF7A6DQ4/ 2026 நாள்: 23.03.2026.
18. Member Secretary, Environmental Clearance, Ministry Of Environment, Forest and Climate Change (Issued by the SEIAA) Tamil Nadu, EC Identification No. EC25C3805 TN5265243N, File No.13211, Dated: 27/03/2026.
19. Demand Payment Requested Dated: 26.05.2026.
20. M/s. Silvergate projects private limited Online Application Reference No. SWP / BPA / 0765901 / 2026, Demand Remittance Dated: 28.05.2026.

Order:

With reference to the 1st Cited letter, the applicant M/s.Silvergate projects private limited, Represented by its Authorized Signatory Mr.Sathish Kumar.S has requested for the approval of Industrial building at Tiruvallur District / Taluk, Velliyur Village, S.F.Nos. 5B/1, 2; 7C/1A1, 1A2, 1B, 1C, 2A, 2B, 3; 10B/3A, 3B; 11/2A, 2B, 2C; 12/1; 13/1B1, 1B2, 1B3, 2; 14/1, 2, 3; 15/1, 2; 16/1A, 1B, 2, 3A, 3B, 4A, 4B, 5A1A, 5A1B, 5A2, 5B; 17/1A1A1, 1A1A2, 1A1B, 1A2, 1A3, 1B1, 1B2, 1C, 1D, 2; 18/1, 2; 20/1A, 2A, 2B, 2C1; 46/1A, 2; 47/1, 2A1, 2A2, 2B1, 2B2, 3, 4; 48/1, 2; 50/1A, 1B1, 1B2, 2A, 2B, 3A1A; 52/1A, 1B, 2A, 2B, 3; 53/1A, 54/5B1; 55/1A1A with a total site extent of 186837.00qm (as per Patta) - FSI area of 41000.71Sq.m.

Based on the Assistant Director recommendation, the applicant request has been accepted and the boundary of the site has been marked as “1 to 56”.

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: 392 /2026.**

With the above proposal Site Approval issued vide SWP/ DTCP/ TIRUVALLUR/ Site Approval No.120/2026.

The area statement for the Proposed Industrial building (Orange Category) is as below.

Area of Site – 186837.00Sq.m (as per patta)

Industrial Building (Orange Category) Area Statement in Sq.m

S.No	Description		FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total Built up Area (Sq.m)
1	Building -02	Ground Floor- Factory (Including Canopy)	222296.23	-	222296.23
		Mezzanine Floor- Office	1092.62	-	1092.62
2	Building -03	Ground Floor- Factory (Including Canopy)	15732.51	-	15732.51
		Mezzanine Floor- Office	928.39	-	928.39
3	Driver's Rest Room	Ground floor	32.68	-	32.68
4	OWC	Ground floor	67.34	-	67.34
5	STP & TANKS	Ground floor	220.37	-	220.37
6	FMO, Pump Room & Electrical Room	Ground floor	384.72	-	384.72
7	Water Tanks	Ground floor	202.14	-	202.14
8	Security Room	Ground floor	23.84	-	23.84
9	Gardening Room	Ground floor	19.87	-	19.87
	Grand Total		41000.71	-	41000.71

Total FSI Area = 41000.71Sqm

The Technical Concurrence 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 : 51 / 2026.

Special Conditions

1. The OSR-1 (earmarked as A1 to A13) area 13080.52Sqm, OSR-2 (earmarked as A14 to A17) area 1157.24Sqm, OSR-3 (earmarked as A18 to A24) area 2665.85Sqm, OSR-4 (earmarked as A25 to A29) area 1789.19Sqm and the Total OSR area is 18692.80Sqm 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 NOC cited in the reference 16th issued by District Fire officer, Tiruvallur District Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
3. Conditions stipulated in the NOC cited in the reference 18th issued by Member Secretary, Environmental Clearance, Ministry of Environment, Forest and Climate Change (Issued by the SEIAA) Tamil Nadu is to be followed scrupulously.
4. LT line is to be shifted with required permission from concerned department.
5. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
6. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
7. 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.
8. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.

9. 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.

10. 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 is 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 professional's details at the place of construction.
11. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Block Development Officer, Tiruvallur Panchayat Union / President Velliyur 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. 3,62,218 Dated: 17.02.2026.
2. OSR Charge - NIL.
3. Centage Charge for Land Rs.9,000, Dated:28.05.2026.
4. Centage Charge for Building Rs.30,000, Dated: 28.05.2026.
5. Infrastructure and Amenities Charges Rs. 1,54,12,500, Dated: 28.05.2026.
6. CC Charges – NIL.
7. Security Deposit Charges – NIL.
8. Shelter Charges Rs. 209550 /-, Dated: 27.05.2026.
9. Display Board Charges Rs.1,500, Dated: 28.05.2026.
10. Development Charges for Land Rs. 560700, Dated: 28.05.2026
11. Development Charges for Building Rs. 369900, Dated: 28.05.2026.

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

Enclosure

Original Map and Condition - 2 sets

To

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

Copy to

M/s. Silvergate projects private limited,
Mr.Sathish kumar S.
Authorized Signatory,
Unit C , 2nd Floor East Coast,
Chamber 82/37 Chetty Road
T Nagar , Chennai 17.

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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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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Records and verification

The registers themselves, read for you.

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Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

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Approval check by survey

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What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

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Area unit converter

Zoning and land use

What the plan says can happen on this land.

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Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

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Every claim in this document traces back to a government record.

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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.

