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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/780188/2026

Date:18.06.2026

idam,

Non-High-Rise Industrial Building: Office of the District Town and Country Planning - Non-Planning Area - Tiruvallur District - Uthukottai Taluk, Sengarai Village - SIDCO Industrial Estate, Thiruvallur Approval No: LP/DTCP AD (Thiruvallur) No: 274/2018, S.No: 460/2 Part, Plot No: D.P.No: 21, Site area of 0.246 Acre (995.53 sq.m.), FSI Area 216.00sq.m. - Technical Clearance issued for the proposed Industrial Building (Green Category) - Forwarded for further action - Regarding.

- Ref:**
1. Applicant M/s. VINMAA ENGINEERING, Online Application Reference No. SWP/BPA/780188/2026, Date: 19.03.2026.
 2. G.O.86, Housing and Urban Development Department, dated 28.03.2012.
 3. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020.
 4. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
 5. Circular from the Director of Town and Country Planning, Roc no.7963/2022/K1 dated 11.04.2023.
 6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
 7. District Officer, Fire & Rescue Services, Tiruvallur District PPNOC. No. 8205/NOC/NMSB/2026, 25.02.2026.
 8. Government in the order G.O.(2D) Ms. No. 411, Housing and Urban Development [UD (4)1] Department, dated: 30.10.2024.
 9. SIPDO Layout Approval No: LP/DTCP AD(Thiruvallur) No: 274/2018, Dated: 03.07.2018.
 10. Demand payment Request letter dated: 24.04.2026.
 11. Applicant M/s. VINMAA ENGINEERING, Online Application Reference No. SWP/BPA/780188/2026, Demand Remittance Dated: 19.05.2026 and 21.05.2026.

Order:

1. With reference to the 1st Cited letter, the applicant M/s. VINMAA ENGINEERING has requested for the approval of Industrial building at Non-Planning Area, Tiruvallur District, Uthukottai Taluk, Sengarai Village, SIDCO Industrial Estate, Thiruvallur Approval No: LP/DTCP AD (Thiruvallur) No: 274/2018, S.No: 460/2 Part, Plot No: D.P.No: 21, Site area

of 0.246 Acre (995.53 sq.m.), FSI Area 216.00 sq.m. Proposed Construction Industrial Building - Green category the application was processed and scrutinized as per the prevailing rules & regulations, records perused and Site inspection was conducted.

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

Area of the Site – 0.246 Acre (995.53 sq.m.)

Proposed Building details: Proposed Industrial Building (Green Category)

Manufacturing details: Light Engineering and Fabrication Units with painting

S.No	Description	FSI Area in sq.m	Non FSI Area in sq.m	Total Builtup Area in sq.m
1	Factory Building:			
	Ground Floor	216.00	-	216.00
	Total Area	216.00	-	216.00

Total FSI Area: 216.00Sq.m

FSI Achieved – 0.216

Machineries use – 45HP

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 (BP) /B.P.No: 54/2026.**

The Technical Clearance 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 foundations.
2. Conditions mentioned in the No Objection certificates obtained from the central and state Govt Departments must be followed scrupulously.
3. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
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,2019.
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.7 District Officer Tiruvallur Fire and Recues Services Issued terms and condition to be Followed and Local body Should monitor these before getting Final Approval.
12. 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-AS22709)

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. Setbacks should be retained as per Approval 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. Applicant should obtain consent from TamilNadu Pollution Control Board under Page 3 of 5 Section 25 of the water Act 1974 for discharge of sewage Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at the applicant's own cost and also provide Necessary fire Resistance equipment in the proposed Building.
5. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
6. Provide Sufficient Fire Resistance and Fire equipment in proposed Building.

7. As per G.O. No.341 MAWS dated: 03.11.2004 U Trap in the septic tank design to be provided.
8. Fly Ash bricks and Materials to be used Mandatory.
9. As per GO16 a display board of size 60 cm x 120 cm to be erected which shows site details, building entails and corporation engineer details at the place of construction.
10. If any court case would be pending with reference to this proposal, the Technical Clearance would be treated as INVALID.
11. Enforcement action under section 56 & 57 of TamilNadu Town and Country Planning Act 1971 must be taken by the Block Development Officer, Ellapuram Panchayat Union, Sengarai Panchayat and Village if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.
12. The following fee and charges are collected as follows:
 - a) Scrutiny Charge: Rs.1,932/-, Dated: 14.02.2026.
 - b) Centage Charge for Land: Rs.300/-, Dated: 21.05.2026.
 - c) Centage Charge for Building: Rs.5,000/-, Dated: 21.05.2026.
 - d) Infrastructure and Amenities Charges: Rs.93,750/-, Dated: 21.05.2026.
 - e) CC Charges: NIL.
 - f) Security Deposit Charges: NIL.
 - g) Shelter Charges: NIL.
 - h) Display Board Charges: Rs.1,500/-, Dated: 21.05.2026.
 - i) Development Charges for Land: Rs.3,030/-, Dated: 21.05.2026.
 - j) Development Charges for Building: Rs.2,700/-, Dated: 21.05.2026.
 - k) Flag day fund: Rs. 2,000/-, Dated: 19.05.2026.

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

Enclosure:

Drawing sheet: 01 and 02.

To:

The Special officer / Block Development Officer,
Ellapuram Panchayat Union,
Sengarai Panchayat
Uthukottai Taluk,
Tiruvallur District.

Copy to:

M/s. Vinmaa Enginnering,
Plot No.15/183, F6 Bhuvanesh Plaza,
Natesan Nagar, 3rd Main Road,
Virugambakkam,
Chennai - 600 092.

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
/landlens/one



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.

