PP APPROVAL RECORD

Planning Permission

Survey 305/3 and 14 more

vengalkuppam, Tiruvallur taluk

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/0780193/2026, Date:16.10.2026

evision and Additional Industrial Building – District Town and Country lanning Office - Tiruvallur District – Tiruvallur Taluk - Vengal Kuppam illage - S.F.Nos. 305/3, 4, 5, 6, 8, 9, 10, 11, 12B, 13, 14; 306/10, 11, 12, 13,14, 15; 307/1, 2, 3, 4, 5, 6, 7A, 7B, 8, 9A, 9B, 9C, 9D, 10; 308/1, 2, 3,4A, 4B, 4C, 4D, 4E, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14A, 14B, 17A, 17B,18A, 18B, 309/2, 310/1, 2A, 2B, 3, 4, 5, 6, 7, 8; 311/1, 2, 4, 5, 6A, 6B, 7, 8, 9, 10, 11, 13, 14, 15; 312/1, 2, 3A, 3B, 4, 5A, 5B, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17; 314/8, 9, 10, 11, 13; 317/11A, 11B, 12; 318/2, 3, 4, 5, 6, 7, 8, 9; 322/3, 4, 5, 6, 7A, 7B, 8, 9, 10, 12A with a site extent of 66.75 Acres (270,125.418 sqm) (as per document) and FSI area of 76219.25sqm has been already approved - Now additional site area 2500.00Sqm (as per patta) has been added with already approved site area in vengalkuppam village, S.F.No.309/1 - Total site area put together is 272650.00Sq.m (as per patta) – Revised, Retained and Proposed additional FSI area put together is 112957.51sq.m – Technical Clearance issued for the Revised & Additional School Building - Forwarded for further action - Regarding.

Ref:

1. M/s.Winwind Power Energy Private Limited Represented by Mr.Suresh Kumar, Online Application Reference No:SWP/BPA/0780193/2026, Dated:14.02.2026.
2. Deputy Director, Chengalpattu Region proceeding No.4726/ 2008/CR-6, Dated.27.05.2009 (Technical Approval No.52/2009).
3. Proceedings of Director, Town and Country Planning, Chennai Roc No.SWP/BPA/0780193/2026, Dated.13.04.2026 (Technical Concurrence (**B.P/DTCP No: 227 / 2026**).
4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9. G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020.
10. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
11. G.O.No.225, Housing and Urban Development Department [UD4(1)], Dated: 26.11.2024.
12. G.O.Ms.No.171,Housing and Urban Development Department, Dated: 30.10.2025.

13. G.O.(Ms)No.155,Housing and Urban Development Department, (UD4(1)), Dated 08.10.2025.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
17. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
18. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
19. District Officer, Tamil Nadu Fire & Rescue Service, Tiruvallur District, PP NOC 8445/NOC/NMSB/2026, dated 06.3.2026.
20. Joint Director, Agriculture Department NOC Letter No.Mathi-1/20COM5FX/2026, dated 26.02.2026.
21. Tamil Nadu Pollution Control Board, District Environmental Engineer, Tiruvallur Consent to operate order No. 2505239776024, Proceedings No.F.2149TLR/ OL / DEE/ TNPCB / TLR / A / 2025, Dated: 22.09.2025(Orange Category).
22. Tamil Nadu Pollution Control Board, District Environmental Engineer, Tiruvallur Consent to operate order No.2505139776024, Proceedings No.F.2149TLR/ OL / DEE/ TNPCB / TLR / W / 2025, Dated: 22.09.2025. (Orange: Category).
23. Demand Payment Requested Dated: 16.04.2026.
24. M/s.Winwind Power Energy Private Limited Represented by Mr.Suresh Kumar, Online Application Reference No:SWP/BPA/0780193/2026, Demand Remittance Dated: 24.09.2026.

Order:

With reference to the 3rd cited letter in Tiruvallur District, Tiruvallur Taluk, Vengal Kuppam village, S.F.Nos. 305/3, 4, 5, 6, 8, 9, 10, 11, 12B, 13, 14; 306/10, 11, 12, 13, 14, 15; 307/1, 2, 3, 4, 5, 6, 7A, 7B, 8, 9A, 9B, 9C, 9D, 10; 308/1, 2, 3, 4A, 4B, 4C, 4D, 4E, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14A, 14B, 17A, 17B, 18A, 18B, 309/2, 310/1, 2A, 2B,3, 4, 5, 6, 7, 8; 311/1, 2, 4, 5, 6A, 6B, 7, 8, 9, 10, 11, 13, 14, 15; 312/1, 2, 3A, 3B, 4, 5A, 5B, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17; 314/8, 9, 10, 11, 13; 317/11A, 11B, 12; 318/2, 3, 4, 5, 6, 7, 8, 9; 322/3, 4, 5, 6, 7A, 7B, 8, 9, 10, 12A with a site extent of 66.75 Acres (270,125.418 sqm) (as per document) and FSI area of 76219.25sqm has been already approved.

Now additional site area of 2500.00Sqm (as per patta) has been added with already approved site area in vengalkuppam village in S.F.No.309/1,Total site area put together is 272650.00Sqm.

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 272650.00Sq.m has been Revision and Additional Industrial Building 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:227/2026.

With the above proposal Site Approval issued vide SWP/DTCP/TIRUVALLUR/Site Approval No.229/2026.

1. The area statement for the Revision and Additional Industrial Building is as below.
   Area of Site – 272650.00Sqm. (As per Patta).

Revision and Proposed Additional industrial Building Area Details :

Block No	Description	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Built-up Area in Sq.m
Revision and addition to already approved industrial buildings				
RV-1	Pre Fab Centre			
	Ground Floor	7364.74	-	7364.74
RV-2	Raw Water Tank & Pump Room			
	Ground Floor	394.43	-	394.43
RV-3	Blade Moulding Shed			
	Ground Floor	19381.50	-	19381.50
RV-4	Blade Finishing Shed			
	Ground Floor	19177.16	-	19177.16
RV-5	Blade Raw Material Store			
	Ground Floor	10742.10	-	10742.10
RV-6	Canteen & Process Consumable Store			
	Ground Floor	2929.67	-	2929.67
RV-7	Power House			
	Ground Floor	560.72	-	560.72
Sub Total		**60550.32**	**-**	**60550.32**
Proposed Industrial Buildings				
BL-1	Prefab Mould Shed (Proposed)			
	Ground Floor	3587.55	-	3587.55
BL-2	Chemical Storage (Proposed)			
	Ground Floor	599.93	-	599.93
BL-3	Blade Moulding Shed-1 (Proposed)			
	Ground Floor	31294.12	-	31294.12
BL-4	Blade Moulding Shed-2 (Proposed)			
	Ground Floor	14340.09	-	14340.09
BL-5	Admin Building (Proposed)			
	Ground Floor	960.00	-	960.00
BL-6	Security Office (Proposed)			
	Ground Floor	391.71	-	391.71
BL-7	Security / Drivers Rest Room (Proposed)			
	Ground Floor	346.99	-	346.99
BL-8	Non-Hazardous Waste (Proposed)			
	Ground Floor	554.77	-	554.77
BL-9	Weigh Bridge & Control Room (Proposed)			
	Ground Floor	105.41	-	105.41
BL-10	Washing Area (Proposed)			
	Ground Floor	44.11	-	44.11
BL-11	Toilet-1 (Proposed)			
	Ground Floor	33.34	-	33.34

BL-12	Toilet-2 (Proposed)			
	Ground Floor	23.08	-	23.08
BL-13	Diesel Storage (Proposed)			
	Ground Floor	36.09	-	36.09
	Total Area	**52317.19**	**-**	**52317.19**

Already approved Building Area (A) = 76219.25Sqm

Removed FSI Area From Already Approved (B) = 76129.25sqm

Retained FSI Area from already approved (C) = 90.00 sqm

Revision and addition in already approved (D) = 60550.32sqm

Proposed building Area details (E) = 52317.19 sqm

Total FSI Area (C+D+E) = 112957.51Sqm

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

SPECIALCONDITIONS

1. The OSR area (earmarked as "A to H") 27407.27Sqm shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
2. As per the special condition stipulated in the prior approval cited under Reference (3), a public access road shall be provided to the Government land in Survey Nos. 311/3 and 311/12 prior to the issuance of the building permit by the concerned local body.
3. No Objection Certificate for the culvert shown in Survey No. 322/2 is to be obtained from the concerned department.
4. Conditions stipulated in the Fire NOC cited in the reference 19th issued by District Fire Officer, Tamil Nadu Fire and Rescue Services Department, Tiruvallur District is to be followed scrupulously.
5. Necessary Environmental Clearance is to be obtained before issue of Planning Permission from the District Town and Country Planning, Tiruvallur District.
6. The existing buildings demarcated in the site plan as "to be demolished" has to be demolished before issue of Planning Permission from the District Town and Country Planning Office, Tiruvallur District.
7. As per the G.O.Ms.No.171, Housing and Urban Development Department (UD4(1)), dated 30.10.2025 a minimum of ten percent (10%) of car or two wheeler parking electric vehicles fast charging points is to be provided.
8. Conditions stipulated in the Consent to operate order cited in the reference 21th and 22th issued by District Environmental Engineer, Tamil Nadu Pollution Control Board, Tiruvallur is to be followed scrupulously
9. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
10. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

11. 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.
12. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
13. Applicant should obtain consent from Tamil Nadu pollution control Board under section 21 of the Air (Prevention and Control of Pollution) Act 1981 for discharge of emission.
14. 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.
15. 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.
16. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 mentioned rules and regulation should be followed.
17. 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.
18. Government registered electrical Contractor must be employed for wiring works during construction.
19. As per G.O.79, Housing and Urban Development Department, dated:04.05.2017, in-case of non-planned area rule3 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 ofAccount:

    0217 UrbanDevelopment-60 other Urban Development Schemes-
    800 other Receipts-ASReceipts under Land Use Conversion Charges-27
    Non-Taxation fees-09 Collections (DPC:0217- 60-800-AS 22709)

General Conditions

1. As per TNCDBR, 2019, Rule 44(2) Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area and Solar water heating system to be provided
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 Tamil Nadu Town and Country Planning Act 1971 must be taken by the Block Development Officer(VP), Ellapuram Panchayat Union / President vengalkuppam 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. 611227, Dated :14.02.2026.
2. OSR Charge - NIL.
3. Centage Charge for Land Rs.15000, Dated : 24.09.2026.
4. Centage Charge for Building Rs. 30000, Dated : 24.09.2026.
5. Infrastructure and Amenities Charges Rs. 45168720, Dated : 24.09.2026.
6. CC Charges – Nil
7. Security Deposit Charges – Rs. 1859250, Dated : 14.05.2026
8. Shelter Charges Rs. 3659419, Dated : 24.09.2026.
9. Display Board Charges Rs.1,500, Dated : 24.09.2026.
10. Development Charges for Land Rs. 839598, Dated : 24.09.2026
11. Development Charges for Building Rs. 1043731, Dated :24.09.2026.

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

Enclosure :
Original Map and Condition - 2 sets

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

Copy to
Thiru. M.Suresh Kumar,
Old no 103, New No 44,
Flat no 4, Dr.Ranga Road,
Mylapore,
Chennai 600 004.

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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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+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.