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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 Number: SWP/BPA/0810393/2026, Date.27.07.2026

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Sub : **Revised and Additional Industrial Building** – Office of the District Town and Country Planning - Non-Planning Area - Tiruvallur District - Gummidipoondi Taluk – Thervoykandigai Village – Old S.F.Nos. 32/2Pt, 33/2A, New S.F.No.32/3, 33/3 Plot Nos.A-3/2, A-4/1C, A-4/1E in the SIPCOT Industrial Park approved layout No. SWP / DTCP/TVLR/LAYOUT No.177/2022 – Already approved site area:246979.65sq.m with FSI area: 5444.21Sq.m – Existing building Revised and Additional construction of industrial building having a Total FSI Area 11467.85sq.m Technical Clearance issued for the Revised and proposed additional Industrial Building – Forwarded for further action - Regarding.

Ref :

1. M/s.TVS Indeon Limited, Online Application No.SWP/BPA/0810393/2025, Dated:20.03.2026, & 08.06.2026.
2. Proceedings of Commissioner, Town and Country Planning, Chennai Roc. No. SWP/BPA/0810393/2026, Dated:22.06.2026 (Technical Concurrence B.P/DTCP No.446/ 2026).
3. The Assistant Director, Tiruvallur District Town and Country Planning office, Inspection Report, Dated: 26.03.2026.
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.225, Housing and Urban Development() Department, Dated:26.11.2024 .
11. G.O.No.154, Housing and Urban Development Department, Dated:07.10.2025 .
12. G.O.No.171, Housing and Urban Development() Department, Dated:30.10.2025 .
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
17. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
18. District Officer, Fire & Rescue Services, PP NOC No.9140/NOC/NMSB/2026, Dated: 08.06.2026.
19. The Directorate of Town and Country Planning Technical Concurrence issued online Application No. SWP/BPA/0010965/2023, Date.04.10.2023. (Already Approved BP/DTCP No.352/2023)
20. Assistant Director, District Town and Country Planning, Tiruvallur District, Letter No.SWP/BPA/0010965/2023 Date:17.11.2023 (Already Approved SWP/B.P(Industry)/A.D.D.T.C.P (TVLR) No.71 /2023.)
21. Commissioner, Panchayat Union Gummidipoondi, R.C.No.20/2024/A3, Date.21.08.2024.
22. Tamilnadu Pollution Control Board Consent order No.2407161004410, Date.01.08.2024.
23. Demand Payment Requested Dated: 10.07.2026
24. Applicant M/s.TVS Indeon Limited, Online Application No.SWP/BPA/0810393/2025, Demand Remittance Dated:15.07.2026.

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Order

With reference to the 1st Cited letter, the applicant M/s.TVS Indeon Limited, has requested for the approval of existing building revised and additional construction of Industry

building in Tiruvallur Taluk, Gummidipoondi Taluk, Thervoykandigai Village, Old S.F.Nos. 32/2Pt, 33/2A, New S.F.No.32/3, 33/3 Plot Nos.A-3/2, A-4/1C, A-4/1E in the SIPCOT Industrial Park approved layout No. SWP / DTCP/TVLR/LAYOUT No.177/2022 - Already approved site area: 246979.65 sq.m with FSI area: 5444.21Sq.m. 19th,20th & 21st cited letter above.

Now an Existing building Revised and Additional construction of industrial building Total FSI area :11467.85 Sq.m. The applied industrial Building area is more than the district officer power limits due to that the application submitted to the Commissioner of town and country planning for technical concurrence. The applicant request has been accepted and the total site area of 246979.65 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 and numbered as **B.P/ DTCP No:446/2026.**

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

Area of the Site - 246979.65 Sq.m

Revised and Proposed Additional building details: Industrial Building - Orange Category

Manufacturing Details: Lithium Ion Cells/Battery

S.No.	Description	Existing, Revised & Additional FSI Area in sq.m	Non FSI Area in sq.m	Total Builtup Area in sq.m
1	Main Factory Building (Revised)			
	Ground Floor	3624.60	-	3624.60
	Mezzanine Floor	268.67	-	268.67
2	Utility Block (Existing)			
	Ground Floor	239.86	-	239.86
	Canopy (Additional)	63.45	-	63.45
3	Scarp Yard (Existing)			
	Ground Floor	101.60	-	101.60
	Canopy (Additional)	25.08	-	25.08

4	Security-1 (Existing) Ground Floor	19.91	-	19.91
5	Security-2 (Existing) Ground Floor	28.91	-	28.91
6	Substation (Existing) Ground Floor	233.79	-	233.79
7	Fire Water Pump Room (Existing) Ground Floor	91.00	-	91.00
8	Domestic Water Pump Room (Existing) Ground Floor	32.00	-	32.00
9	Transformer & RMG Yard (Existing)	-	65.64	65.64
10	STP& WWTP (Existing)	-	280.00	280.00
11	Fire Water Storage Tanks (Existing)	-	116.18	116.18
12	U.G Sump(Existing)	-	72.00	72.00
13	DG Yard(Existing)	-	60.00	60.00
14	Main Factory Building (Additional) Ground Floor Mezzanine Floor Steel Staircase	2943.10 257.46 -	- - 24.94	2943.10 257.46 24.94
15	Canteen Building (Additional) Ground Floor	821.33	-	821.33

16	Admin Block (Additional)			
	Ground Floor	1218.33	-	1218.33
	First Floor	1047.81	-	1047.81
	Head Room & Tank	-	73.04	73.04
17	Parking Shed (Additional)	171.20	-	171.20
18	Substation-2(Additional)			
	Ground Floor	279.75	-	279.75
	Transformer Yard and RMG	-	65.64	65.64
	DG Yard	-	125.26	125.26
	Total	11467.85	882.70	12350.55

Already Existing Approved FSI Area: 4640.34 Sq.m

Revised and Additional FSI Area : 10720.78 Sq.m

Total FSI Area : 11467.85 Sq.m

FSI Achieved – 0.046

Total No. H.P – 7459

With the above Area of the Revised and proposed Additional Industrial Building, The Technical Clearance is issued under section 47A of Town and Country Planning Act, 1971 with Special and General Conditions. The Technical Clearance for the proposed the Revised and proposed Additional Industrial Building Plan is Numbered as SWP/DTCP/TIRUVALLUR (Building) /B.P.No. 68 /2026 (This Revises the approval no. SWP/B.P(Industry)/A.D.D.T.C.P (TVLR) No.71 /2023.)

Special Conditions

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. The conditions stipulated in the NOC cited in the reference 18 issued by the DGP/Director, Tamil Nadu Fire and Rescue Services is to be followed scrupulously.
3. The conditions stipulated in the NOC cited in the reference 22 issued by the Member Secretary, Tamil Nadu Pollution Control Board is to be followed scrupulously.
4. As per GO cited in the 12th reference, Commercial, industrial and institutional buildings exceeding 300 square meters Floor Space Index area, a minimum of ten percent (10%)

of car and two-wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points.

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. 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.
8. 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.
10. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 mentioned rules and regulation should be followed.
11. 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.
12. Government registered electrical Contractor must be employed for wiring works during construction.
13. Ref No.18 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 Tamil Nadu Town and Country Planning Act 1971 must be taken by the Block Development Officer(VP), Gummidipoondi Panchayat Union / President Thervoykandigai 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

- a) Scrutiny Charge: Rs.383948/-, Dated:20.03.2026.
- b) OSR Charge: NIL

- c) Centage Charge for Land: Rs.300/-, Dated: 15.07.2026
- d) Centage Charge for Building: Rs. 40000/-, Dated: 15.07.2026
- e) Infrastructure and Amenities Charges: Rs. 2540625/-, Dated: 15.07.2026
- f) CC Charges: NIL
- g) Security Deposit Charges: NIL
- h) Shelter Charges: Rs. 110187/-, Dated: 15.07.2026
- i) Display Board Charges: Rs.1,500/-, Dated: 15.07.2026
- j) Development Charges for Land: Rs. 740970/-, Dated:15.07.2026
- k) Development Charges for Building: Rs. 118395/-, Dated: 15.07.2026

Assistant Director,
District Town and country planning,
Tiruvallur District

Enclosure:

Drawing sheet: 1 to 11

To:

The Special officer / Block Development Officer,
Thervoykandigai Village,
Gummidipoondi Panchayat Union,
Gummidipoondi Taluk,
Tiruvallur District.

Copy to:

M/s.TVS INDEON LIMITED,
Plot No. A-3/2 A-4/1C & A-4/1E,
Old S. F. No: 32/2 (Part),33/2A,
New S. F. NO:32/3 & 33/3,
Sipcot Industial Park, Thervoykandigai Village,
Gummidipoondi Taluk,
Tiruvallur District - 601 202.

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.

[/landlens](#)



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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Property Tracker

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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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
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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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Chennai 600 097, India
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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.

