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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 / 0811272 / 2026, Date:13.08.2026.

Sir/Madam,

Sub Industrial Building – Light Engineering Assembly and Packaging – (Orange Category) – Tiruvallur District – Ponneri Taluk, Naloor Village, S.F.Nos. 135/1, 135/2, 135/3A, 135/3B, 135/4, 135/5, 135/6, 135/7, 135/8; 136/1, 136/2A, 136/2B, 136/3, 136/4; 137/1B, 137/2, 137/5A, 137/5B, 137/6, 137/7, 137/8; 146/2B, 146/3, 146/4, 146/5A; 147/1A, 147/2A; 148/2B, 148/6A2; 149/4 & 149/9B - with a total site extent of 79366.00Sqm (As per Patta) – Total FSI area of 46436.26Sqm – Technical Clearance issued – Forwarded for further action – Regarding.

Ref

1. Applicant M/s.NDR Advanced Storage Private Limited Represented by its Authorized Signatory.A.Ashok kumar, Online Application No. SWP / BPA / 0811272 / 2026, Dated: 24.03.2026.
2. Proceedings of Commissioner, Town and Country Planning, Chennai Roc. No. SWP/ BPA / 0811272 / 2026, Dated.24.06.2026. (Technical Concurrence B.P/DTCP No.450/ 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.79, Housing and Urban Development Department, Dated: 04.05.2017.
6. G.O.No.1, Housing and Urban Development Department, Dated:05.01.2021.
7. G.O.No.18, Municipal Administration and Water Supply Department, Dated:04.02.2019.
8. G.O.16, Municipal Administration and Water Supply Department, Dated:31.01.2020.
9. G.O.No.54, Housing and Urban Development Department, Dated:12.03.2020.
10. G.O.Ms.No.225, Housing and Urban Development Department, Dated:26.11.2024.
11. G.O.(Ms)No.154, Housing and Urban Development Department, (UD4(1)), dated 07.10.2025.
12. G.O.(Ms)No.155, Housing and Urban Development Department, (UD4(1)), dated 08.10.2025.
13. G.O.(Ms)No.171, Housing and Urban Development Department,(UD4(1)), Dated:30.10.2025.
14. Director of Town and Country Planning, Chennai circular Letter RocNo.7486/2009/BA2, Dated:16.04.2009.
15. Director of Town and Country Planning, Chennai circular Letter RocNo.12201/2017/BA1, Dated:22.09.2017.

16. Director of Town and Country Planning, Chennai circular Letter RocNo.14227/2017/Spl.Cell, Dated:14.12.2017.
17. District Officer, Fire & Rescue Services Department, Tiruvallur District, PP NOC No: 10315 / NOC / NMSB/2026, Dated:08.06.2026. (Token ID 396160, dated 03.06.2026).
18. Joint Director, Agriculture Department, Tiruvallur District, NOC. K.Dis.No. Maathi 3/3673/2026, Dated:15.05.2026.
19. District Collector, Tiruvallur District, Wet land NOC, ROC No.3757844/2025/B3, Dated: 23.11.2025.
20. Block Development Officer, Minjur Panchayat Union, ROC No.1061/2026/A6, dated 14.05.2026.
21. G.O.(4D) No.37, Water Resources (R2) Department, dated 14.03.2026.
22. District Environmental Engineer, Tamil Nadu Pollution Control Board, Tiruvallur Proceedings NO.F.1635GMP/OLDEE/TNPCB/GMP/A/2025, 05.12.2025 Consent Order No.2501270765015.
23. District Environmental Engineer, Tamil Nadu Pollution Control Board, Tiruvallur Proceedings NO.F.1635GMP/OLDEE/TNPCB/GMP/W/2025, 05.12.2025. Consent Order No.2501170765015.
24. Member Secretary, Ministry of Environment, Forest and Climate Change, (Issued by the State Environment Impact Assessment Authority (SEIAA) EC identification No.EC25C3806TN 5323749N, Category:B2, File No.13062, Dated: 15.04.2026.
25. Demand Payment Requested Dated: 01.07.2026.
26. M/s.NDR Advanced Storage Private Limited Represented by its Authorized Signatory.A.Ashok kumar, Online Application No. SWP / BPA / 0811272 / 2026, Demand Remittance Dated: 01.07.2026, 02.07.2026.
27. Applicant M/s.NDR Advanced Storage Private Limited, letter, Dated: 29.07.2026.
28. Commissioner, Town and Country Planning, Chennai Roc. No. 16694/2026/CP, Dated.03.08.2026.

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Order:

With reference to the 1st Cited letter, the applicant M/s.NDR Advanced Storage Private Limited, Represented by its Authorized Signatory.A.Ashok kumar, Tiruvallur District, Ponneri Taluk, Naloor Village, S.F.Nos. 135/1, 135/2, 135/3A, 135/3B, 135/4, 135/5, 135/6, 135/7, 135/8; 136/1, 136/2A, 136/2B, 136/3, 136/4; 137/1B, 137/2, 137/5A, 137/5B, 137/6, 137/7,137/8; 146/2B, 146/3, 146/4, 146/5A; 147/1A, 147/2A; 148/2B, 148/6A2; 149/4 & 149/9B with a total site extent of 79366.00Sqm (As per Patta) with a Total FSI area of 46436.26Sqm.

The applied 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 boundary of the site has been marked as “1 to 44” and the Site Approval issued vide **SWP/DTCP/TIRUVALLUR/Site Approval No. 166A/2026.**

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: 450 / 2026.**

The area statement for the Industrial building is as below.

Area of Site – 79366.00Sqm (As per Patta)

Building area details: Industrial Building (Orange Category)
Manufacturing Details: Light Engineering Assembly and Packaging

S.No	Description	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total Built up Area (Sq.m)
1	Industrial Building	43920.00	-	43920.00
2	Canopy-1	1080.00	-	1080.00
3	Canopy-2	1080.00	-	1080.00
4	EB Room	60.00	-	60.00
5	Pump Room	60.00	-	60.00
6	Fire Tank	175.30	-	175.30
7	Water Tank	60.96	-	60.96
8	Security Portable Cabin-I	-	6.20	6.20
9	Security Portable Cabin-II	-	6.20	6.20
	Total	46436.26	12.40	46448.66

Total FSI Area: 46436.26Sqm

With the above Area of the Industrial Building Technical Clearance Issued with Special and General Conditions. The Proposed Industrial Building Plan is numbered as **SWP/DTCP/TIRUVALLUR/B.P.No: 74/2026.**

The Technical Concurrence issued with the following Special and General Conditions: -

Special Conditions

1. The OSR earmarked as (A to F) 8438.20Sqm shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41 (1) (i).
2. In the letter of Commissioner, Town and Country Planning, Chennai cited in the reference 28th, after the construction of the buildings for which technical approval has been granted, the

Assistant Director, Tiruvallur District should inspect the said site and ensure that the temporary buildings have been demolished and removed. It is also informed that if the temporary buildings for the accommodation of the workers at that site are not removed, action will be taken under Section 56 and 57 of the Town and Country Planning Act, 1971. Therefore it is instructed to the applicant has to be informed to Assistant Director, District Town and Country Planning Office after the completion of the construction of the building and also give the intimation to this office tentative period of the completion of the work after getting the building permit from local body.

3. 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.
4. Conditions stipulated in the NOC cited in the reference 17th issued by District Fire officer, Tiruvallur District, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
5. Conditions stipulated in the NOC cited in the reference 19th issued by District Collector, Wet Land NOC, Tiruvallur District is to be followed scrupulously.
6. Conditions stipulated in the NOC cited in the references 22 and 23 issued by the District Environmental Engineer, Tamil Nadu Pollution Control Board, Tiruvallur shall be followed scrupulously.
7. As per GO cited in the reference 13th, 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.
8. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
9. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
10. 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.
11. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
12. 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.

13. 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.
14. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 mentioned rules and regulation should be followed.
15. 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.
16. Government registered electrical Contractor must be employed for wiring works during construction.
17. Ref No.19 District Officer Tiruvallur Fire and Recues Services Issued terms and condition to be Followed and Local body should monitor these before getting Final Approval.
18. 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 of Account:

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. Solar water heating system to be provided to the 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. 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), Minjur Panchayat Union / President, Naloor 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.158199, Dated :24.03.2026 and Rs.53800/- dated: 22.07.2026.
2. OSR Charge - NIL
3. Centage Charge for Land Rs.300, Dated : 01.07.2026.
4. Centage Charge for Building Rs. 5000, Dated : 01.07.2026
5. Infrastructure and Amenities Charges Rs. 17418750, Dated : 01.07.2026
6. CC Charges – NIL
7. Security Deposit Charges – NIL
8. Shelter Charges Rs.2057575, Dated : 02.07.2026
9. Display Board Charges Rs.1,500, Dated : 01.07.2026
10. Development Charges for Land Rs. 238200, Dated : 01.07.2026
11. Development Charges for Building Rs. 418500.Dated :01.07.2026

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

Enclosure

Original Map and Condition - 2 sets

To

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

Copy to

M/s.NDR ADVANCED STORAGE PRIVATE LIMITED,
Mr.A. Ashok Kumar (Authorised Representative),
B 103, Sreekaram Appartment,
Pallavan Nagar
Maduravoyal, Chennai 600095

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.

[/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.

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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
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Services we run
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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

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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.

