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.

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District Town and Country Planning, Tiruvallur District.

Online Building Plan Application – Technical Clearance

Application No.SWP/BPA/0814854/2026, Date: 03.09.2026

Iam,

Sub: Additional Industrial Building (Orange Category) - Tiruvallur District - Uthukottai Taluk - Pagalmedu Village – S.F.Nos.1/1, 2, 3; 2/1, 2, 3, 4, 5; 3/3A, 3B, 3C and Tiruvallur Taluk, Vengalkuppam Village S.F.Nos. 426/11B, 16, 17, 18, 19, 20, 24;427/14, 15, 16, 17, 18, 19, 20, 21, 22; 428/1B, 11B, 12 - Site area of 72950.00sq.m.(As per Patta) and FSI area of Industrial Building is 42399.63sqm has been already approved – Now additional site area 59734sqm added in Tiruvallur Taluk, Vengalkuppam Village in S.F.Nos.426/1, 2, 3, 4A, 4B, 6A, 6B, 7, 8, 9A, 11A; 427/1, 2, 3, 4, 5, 6, 7, 8A, 8B; 428/1A1, 1A2, 3A,4A1 & 4A2 Uthukottai Taluk, Mambalam Village 5/2, 6/1, 6/2, 7/2, 8/2, 9/2B; 86/4; 87/3A & 87/3B; 88/1A, 88/1B, 2, 3A, 3B, 3C, 4A, 4B, 4C, 5 & 6 and site area 5350.00Sqm in Vengalkuppam Village, S.F.No.426/11B - has been removed from already approved - Total Revised site area: 127334.00Sqm - Additional FSI area is 33193.14Sqm - Total already approved and proposed additional FSI area is 75592.77Sqm – Technical Clearance issued for the proposed Additional Industrial Building - Forwarded for further action - Regarding.

Ref:

1. M/s.NASDA Infra Private Limited,Represented by A.Ashok kumar, Online Application Reference No. SWP/BPA/0814854/2026, Received Dated: 01.04.2026.
2. Proceedings of Commissioner, Town and Country Planning, Chennai Online application No.**SWP/BPA**/0814854/**2026**, Dated.24.08.2026. (Technical Concurrence (B.P/DTCP No.595/ 2026).
3. Director of Town and Country Planning Technical Concurrence issued vide Proceedings, Chennai ROC No.19909/2020/Splcell, Dated: 15.02.2021. (BP/DTCP No.69/2021).

4. Technical concurrence issued by Director of Town and country Planning online No. SWP /BPA /14730 /2023, Dated:20.11.2023. (Technical Concurrence No.430/2023).
5. Technical Approval issued by Assistant Director, District Town and country Planning Office, Tiruvallur District, online No.SWP /BPA /14730 /2023, Dated:23.11.2023. (Technical Approval No. SWP / B.P (Industry) A.D.T.C.P(TVLR) 76/2023.
6. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
7. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
8. G.O.No.01, Housing and Urban Development Department, Dated: 05.01.2021.
9. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
10. G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
11. G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020.
12. G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.
13. G.O.No.225, Housing and Urban Development Department [UD4(1)], Dated: 26.11.2024.
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. G.O.Ms.No.171, Housing and Urban Development Department, Dated.30.10.2025.
20. District Fire & Rescue Services, Tiruvallur District, Fire NOCR.Dis.No.9898/NOC/NMSB/2026, Dated:14.05.2026.
21. Joint Director, Agriculture Department Tiruvallue Letter No.Ma.thi.1/5688/2023, dated 24.08.2023.
22. District Collector, Tiruvallur District wet land NOC letter No.36855/2023/No.2,DatedL 24.12.2024.
23. Joint Director, Agriculture Department Tiruvallur Letter No. Ma.thi 3 /6008/2026, Dated 30.07.2026.
24. District Environmental Engineer, Tamil Nadu Pollution Control Board, Chennai Proceedings No.F.2664TLR/OL/DEE/ TNPCB/ TVLR/A/2023, Dated: 01.09.2023., Consent Order No.2301253683579, (Category: Orange).
25. District Environmental Engineer, Tamil Nadu Pollution Control Board, Chennai Proceedings No.F.2664TLR/OL/DEE/ TNPCB/ TVLR/W/2024, Dated 14.08.2024, Consent Order No.2404157220130, (Category: Orange).
26. G.O.No:185, Housing and Urban Development (UD3(2)) Department dated:09.10.2024.
27. Demand Payment Requested Dated: 27.08.2026.
28. M/s.NASDA Infra Private Limited, Represented by A.Ashok kumar, Online Application Reference No.SWP/BPA/0814854/2026, Demand Remittance Dated: 28.08.2026.

Order

With reference to the 1st Cited letter, the applicant M/s.NASDA Infra Private Limited, Represented by A.Ashok kumar has requested for the approval of additional construction of Industrial building Orange Category in addition to the Technical Approval has already been issued in the reference 4th cited for an FSI area of 42399.63sqm in a Site Area of 72950.00sqm at Tiruvallur District, Uthukottai Taluk, Pagalmedu Village, S.F.Nos.1/1, 2, 3; 2/1, 2, 3, 4, 5; 3/3A, 3B, 3C and Tiruvallur Taluk, Vengalkuppam Village S.F.Nos. 426/11B, 16, 17, 18, 19, 20, 24; 427/14, 15, 16, 17, 18, 19, 20, 21, 22; 428/1B, 11B, 12.

Now additional site area 59734.00Sqm in Tiruvallur Taluk, Vengalkuppam Village in S.F.Nos.426/1, 2, 3, 4A, 4B, 6A, 6B, 7, 8, 9A, 11A; 427/1, 2, 3, 4, 5, 6, 7, 8A, 8B; 428/1A1, 1A2, 3A,4A1 & 4A2 Uthukottai Taluk, Mambalam Village 5/2, 6/1, 6/2, 7/2, 8/2, 9/2B, 86/4, 87/3A& 87/3B, 88/1A, 88/1B, 2, 3A, 3B, 3C, 4A, 4B, 4C, 5 & 6 has beenadded to the already approved site and already approved site area 5350.00Sqm in Vengalkuppam Village, S.F.No.426/11B has been removed from already approved. Total Revised site area is 127334.00Sqm. Additional FSI area is 33193.14Sqm. Total already approved and proposed additional FSI area is 75592.77 Sq.m.

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 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:595/2026.**

1. The area statement for the Proposed Additional Industrial Building is as below.
   site area - **127334.00** Sqm. (As per patta)

Proposed Building Details: Additional Industrial Building (Orange Category)

Description	FSI(Sqm)	Non FSI Area (Sqm)	Total Build up Area (Sqm)
Industrial Block-A2			
Ground Floor	30731.33	-	30731.33

Canopy	1503.08	-	1503.08
EB Room			
Ground Floor	13.32	-	13.32
Canteen			
Ground Floor	320.32	-	320.32
Toilet Block -1A			
Ground Floor	24.42	-	24.42
Toilet Block -1B			
Ground Floor	23.76	-	23.76
Toilet Block -1C			
Ground Floor	29.70	-	29.70
Toilet Block -1D			
Ground Floor	29.70	-	29.70
STP Shed			
Ground Floor	28.80	-	28.80
STP Pump Room			
Ground Floor	17.39	-	17.39
Driver Room			
Ground Floor	72.00	-	72.00
Fire Pump Room			
Ground Floor	60.00	-	60.00
Labour Shed-1			
Ground Floor	95.58	-	95.58
Labour Shed-2			
Ground Floor	177.94	-	177.94
Labour Shed-3			

Ground Floor	65.80	-	65.80
Security Portable Cabin			
Ground Floor	-	6.25	6.25
Total FSI Area	33193.14	6.25	33199.39

Already approved FSI Area: 42399.63Sqm
Proposed additional FSI Area: 33193.14Sqm
Total FSI Area : 75592.77Sqm

With the above Area of the Industrial Building Technical Clearance Issued with Special and General Conditions. The Additional Industrial Building Plan Numbered as **SWP/DTCP/TIRUVALLUR/B.P.No:85/2026**. The Technical Clearance issued with the following Special and General Conditions: -

Compliance Conditions:

Environmental Clearance is to be obtained before issuing of building Permit by Concerned Local Body as per the G.O.No:185, Housing and Urban Development (UD3(2)) Department dated:09.10.2024.

SPECIAL CONDITIONS:-

1. The OSR-1 -1067.60Sqm (earmarked as "A1 to A7"), OSR-2 – 1510.67Sqm (earmarked as "B1 to B8"), OSR-3 - 1396.30Sqm (earmarked as "C1 to C7"), OSR-4- 3344.80Sqm (earmarked as "D1 to D8"), OSR-5- 500.79Sqm (earmarked as "E1 to E6"), OSR-6- 1032.27Sqm (earmarked as "F1 to F9"), OSR-7- 3326.10Sqm, (earmarked as "G1 to G9"), OSR-8- 814.97Sqm (earmarked as "H1 to H6"), OSR-9- 1648.60Sqm (earmarked as "J1 to J6"), OSR-10- 1304.70Sqm (earmarked as "K1 to K7") Total OSR area 15946.90Sqm 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 Fire NOC cited in the reference 20th issued by Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
3. Conditions stipulated in the Environmental clearance cited in the reference 20 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 Consent for Establishment cited in the reference 19 & 20 issued Member Secretary, Tamil Nadu Pollution Control Board, is to be followed scrupulously.
5. As per GO cited in the reference 16, For commercial, Industrial and Institutional buildings exceeding 300Sqm FSI area, a minimum of 10% of Car or Two Wheeler parking space shall be earmarked for Electric vehicles and shall be provided with fast charging points.
6. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
7. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
8. 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.
9. Applicant should obtain consent from Tamil Nadu Pollution control Board under

Section 25 of the Water Act 1974 for discharge of sewage.

10. 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.

11. 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.
12. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 mentioned rules and regulation should be followed.
13. 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.
14. Government registered electrical Contractor must be employed for wiring works during construction.
15. Ref No.20 District Officer Tiruvallur Fire and Recues Services Issued terms and condition to be Followed and Local body should monitor these before getting Final Approval.
16. As per G.O.79, Housing and UrbanDevelopmentDepartment,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 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 G.O.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 Pagalmedu 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. 340228, Dated :01.04.2026.
2. OSR Charge - NIL.
3. Centage Charge for Land Rs.300, Dated : 28.08.2026.
4. Centage Charge for Building Rs.7000, Dated : 28.08.2026.
5. Infrastructure and Amenities Charges Rs. 12450000, Dated : 28.08.2026.
6. CC Charges – NIL.
7. Security Deposit Charges – NIL.
8. Shelter Charges Rs. 159743, Dated : 28.08.2026.
9. Display Board Charges Rs.1,500, Dated : 28.08.2026.
10. Development Charges for Land Rs. 382050, Dated : 28.08.2026
11. Development Charges for Building Rs. 680490, Dated :28.08.2026.

Deputy Director / Assistant Director(i/c),
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
M/s. Nasda Infra Private Limited Private Limited,
B 103, Sreekaram Appartment,
Pallavan Nagar Maduravoyal,
Chennai 600 095.

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.
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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.

- 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

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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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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.