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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/0823353/2026, Date: 20.08.2026

Industrial Building - (Orange Category) – District Town and Country Planning Office – Tiruvallur District- Tiruvallur Taluk – Vengal Village – SF.Nos.214/5, 216/1, 216/3 – Site Extent – 19850.00 sq.m, FSI area – 7385.04 sq.m – the proposed Industrial Building (Orange Category) – Technical clearance issued Forwarded for further action - Regarding.

- Ref:**
1. Tmt.A.Drishyabhavani & Thiru.S.Gautham Online Application No. SWP/BPA/0823353/2026, Dated.04.06.2026, 12.06.2026, 18.06.2026, 02.07.2026 & 04.07.2026.
 2. Proceedings of Commissioner, Town and Country Planning, Chennai Roc. No. SWP/BPA/0823353/2026, Dated.04.07.2026 (Technical Concurrence (B.P/DTCP No.469/2026).
 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.01, Housing and Urban Development Department, Dated: 05.01.2021.
 6. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
 7. G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
 8. G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020.
 9. G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.
 10. G.O.No.225, Housing and Urban Development Department[UD4(1)], Dated: 26.11.2024.
 11. G.O.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 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, Fire & Rescue Services, Tiruvallur PP NOC No.10348 /NOC/NMSB/2026, Dated: 10.06.2026.
20. District Collector, Tiruvallur, Roc No.2424741/2024/N2, Date.30.10.2024.
21. Joint Director, Agriculture Department, Tiruvallur District, Letter Mu.Mu. No.Mathi3 /4319 /2026, Dated.04.06.2026.
22. Deputy General Manager (Operations), IOCL, Southern Region Pipelines, Chennai Pump Station, Manali, Chennai, Letter SRPL/ML/2.0.0/crossing permission/NOC/2026-27/05, Dated: 06.08.2026
23. Demand Payment Requested Dated: 07.07.2026.
24. Tmt.A.Drishyabhavani & Thiru.S.Gautham Online Application No. SWP/BPA/0823353/2026, Demand Remittance Dated: 14.08.2026.

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With reference to the 1st letter Cited, the applicants Tmt.A.Drishyabhavani & Thiru.S.Gautham has requested for the approval of Industrial building (Orange Category) at Tiruvallur District, Tiruvallur Taluk, Vengal Village, SF.Nos.214/5, 216/1, 216/3, Site Extent.19850.00sq.m, FSI area. 7385.04 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 boundary of the site has been marked as “A to W” the Site Approval issued vide SWP/DTCP/TIRUVALLUR/Site Approval No. 175A/2026.

The Technical Concurrence is issued under section 47-A of Town and Country Planning Act, 1971 and numbered as **B.P/ DTCP No:469/2026.**

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

Area of the Site –19850.00 sq.m.

Proposed Building details: Industrial Building (Orange Category)

Manufacturing Details: Printing Press

S.No.	Block	FSI Area in sq.m	Non FSI Area in sq.m	Total Builtup Area in sq.m
1	Block-1 Factory Building - Ground Floor	3039.81	-	3039.81

2	Block – 2 Factory Building - Ground Floor	4345.23	-	4345.23
3	UG Sump	-	100.64	100.64
4	UG STP	-	100.35	100.35
	Total	7385.04	200.99	7586.03

Total FSI Area 7385.04 sq.m

FSI Achieved – 0.372

Total No of H.P – 1114

With the above Area of the Industrial Building Plan is Numbered as **SWP/DTCP/TIRUVALLUR/B.P.No: 78/2026**. The Technical Clearance issued with the following Special and General Conditions: -

Special Conditions

1. The earmarked OSR -1 (1 to 4) extent – 1032.47 sq.m and OSR -2 (5 to 11) extent – 1003.20 sq.m shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No. 41(1)(i).
2. No development or construction activities shall be carried out within the 12.0 metre wide area on either side of the IOCL pipeline.
3. The required Horizontal and vertical clearance from the Existing HT line shall be maintained without any obstruction to the proposed development and vehicular movement.
4. The applicant should follow the conditions imposed by the Tiruvallur District Collector vide 20th reference cited above
5. Conditions stipulated in the IOCL Department vide 22nd reference must be fulfilled scrupulously.
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. 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.

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 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.
12. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Block Development Officer, Ellapuram

Panchayat Union / The President, Vengal Village Panchayat 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. 44635 Dated : 04.04.2026.
2. OSR Charge - NIL.
3. Centage Charge for Land Rs.3000, Dated : 14.08.2026.
4. Centage Charge for Building Rs.10000, Dated : 14.08.2026.
5. Infrastructure and Amenities Charges Rs. 2775000, Dated : 14.08.2026.
6. CC Charges – NIL.
7. Security Deposit Charges – NIL.
8. Shelter Charges Rs. 65825/- , Dated : 14.08.2026.
9. Display Board Charges Rs.1,500, Dated : 14.08.2026.
10. Development Charges for Land Rs.59550, Dated : 14.08.2026.
11. Development Charges for Building Rs. 68400, Dated : 14.08.2026.

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

Enclosure

Original Map and Condition - 2 sets

To

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

Copy to

Tmt.A.Drishyabhavani & Thiru.S.Gautham,
New No.16, Karpagambal Nagar,
Kamarajar Salai,
Ramapuram,
Tiruvallur - 600 089.

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.

[/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

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Twenty-four checks you can run yourself, at no cost.

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The registers themselves, read for you.

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Patta and Chitta

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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

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Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

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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.

