

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.

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/0823419/2026 ,

Dated: 20.08.2026

Sir / Madam,

Sub : Industrial Building – District Town and Country Planning, Tiruvallur – Tiruvallur District – Gummidipoondi & Ponneri Taluk – Peruvoyal Village – S.F.Nos.197/4Pt, 197/7Pt, 198/1A2Pt and Eliyambedu Village, S.F.Nos.73/1Pt, 73/4Pt, 73/5Pt, 73/6Pt, 73/7Pt, 87/1Pt, Plot No.I-6B in the Origins by Mahindra Industrial park, approved layout L.P / DTCP No.25/2023 – Site Extent:8529.00Sq.m – FSI area: 3961.07sq.m - Technical Clearance issued the proposed Industrial Building - Forwarded for further action - Regarding.

- Ref :**
1. M/s.Rotarymaster Manufacturing Private Limited, Online Application No. SWP/BPA/0823419/2026, Dated:15.04.2026, 04.06.2026, 23.06.2026, 08.07.2026, 17.07.2026 & 23.07.2026.
 2. Proceedings of Commissioner, Town and Country Planning, Chennai Roc. No. SWP/BPA/0823419/2026, Dated.01.08.2026 (Technical Concurrence (B.P/DTCP No.522/2026).
 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.225, Housing and Urban Development() Department, Dated:26.11.2024 .
 10. G.O. No.154, Housing and Urban Development Department, Dated:07.10.2025 .
 11. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
 12. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
 13. Director of Town and Country Planning, Chennai circular Letter Roc No.

12201/2017/BA1, Dated: 22.09.2017.

14. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
16. District Officer, Fire & Rescue Services, Tiruvallur District, PP NOC No.9416/NOC/NMSB/2026, Dated.22.04.2026.
17. Demand Payment Requested Dated: 05.08.2026.
18. M/s.Rotarymaster Manufacturing Private Limited Online Application Reference No. SWP/BPA/0823419/ 2026, Demand Remittance Dated: 07.08.2026.

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Order

With reference to the 1st letter Cited, the applicant M/s.Rotarymaster Manufacturing Private Limited has requested for the approval of Industrial building at Tiruvallur District, Gummidipoondi & Ponneri Taluk, Peruvoyal Village, S.F.Nos.197/4Pt, 197/7Pt, 198/1A2Pt and Eliyambedu Village, S.F.Nos.73/1Pt, 73/4Pt, 73/5Pt, 73/6Pt, 73/7Pt, 87/1Pt, Plot No.I-6B in the Origins by Mahindra Industrial park, approved layout L.P/DTCP No.25/2023 , Site Extent:8529.00Sq.m, FSI area: 3961.07sq.m. The applicant request has been accepted. The Technical Concurrence is issued under section 47(A) of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P / DTCP No: 522/2026.**

1. The area statement for the proposed Industrial Building is as below.

Area of the Site - 8529.00sq.m

Proposed building details: Industrial Building - Orange Category

Manufacturing Details: Manufacture of Slewing bearing, Slew Drive, Swivel Fittings, Roller bearing, Rotary Union, Ball bearing, Turntable bearing, Automobile Components.

S.No.	Block Name	Floor Name	FSI Area in sq.m	Non FSI Area in sq.m	Total Builtup Area in sq.m
1	Main Factory Building	Ground Floor	3206.16	-	3206.16
		Canopy	126.60	-	126.60
		Mezzanine Floor	375.96	-	375.96
2	Electrical Panel Room	Ground Floor	96.60	-	96.60
		Canopy	3.30	-	3.30
3	Pump Room	Ground Floor	60.00	-	60.00
		Canopy	4.80	-	4.80

4	Weight Bridge Room	Ground Floor	20.25	-	20.25
5	Waste Yard	Ground Floor	45.00	-	45.00
6	Driver Rest Room	Ground Floor	22.40	-	22.40
7	Security-1	Ground Floor	-	5.76	5.76
8	Security-2	Ground Floor	-	5.76	5.76
9	Fire Water Tank UG Sump		-	45.36	45.36
Total Area			3961.07	56.88	4017.95

Total FSI Area – 3961.07 sq.m FSI

Achieved – 0.464

Total No. H.P – 882.91

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

With the above Area of the Industrial Building Technical Clearance Issued with Special and General Conditions. The Industrial Building Plan Numbered as **SWP / DTCP / TIRUVALLUR / B.P.No : 80/ 2026.**

Special Conditions

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
3. 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.
4. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
5. 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 Commissionerate of Town and Country Planning Department is not the right organization to decide on this.

6. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 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 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts 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 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. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Block Development Officer, Minjur Panchayat Union / President Elliyambedu Village and Block Development Officer, Gummidipoondi Panchayat Union / President Peruvoyal 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. 20784 Dated: 13.04.2026.
2. OSR Charge - NIL.
3. Centage Charge for Land Rs.1500, Dated:13.08.2026.
4. Centage Charge for Building Rs.5000, Dated: 13.08.2026.
5. Infrastructure and Amenities Charges Rs. 1486875, Dated: 13.08.2026.
6. CC Charges – NIL.
7. Security Deposit Charges – NIL.
8. Shelter Charges Rs. 3939 /-, Dated: 12.08.2026.
9. Display Board Charges Rs.1,500, Dated: 07.08.2026.
10. Development Charges for Land Rs. 25590, Dated: 07.08.2026
11. Development Charges for Building Rs. 36180, Dated: 07.08.2026.

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

Enclosure

Original Map and Condition - 2 sets

To

1. The Special officer / Block Development Officer,
Minjur Panchayat Union,
Tiruvallur District.
2. The Special officer / Block Development Officer,
Gummidipoondi Panchayat Union,
Tiruvallur District.

Copy to

M/s Rotarymaster Manufacturing Private Limited,
Plot No. I-6B, Central Avenue,
Mahindra Industrial Park Chennai Limited,
Peruvoyal and Eliyambedu Village,
Gummidipoondi and Ponneri Taluk,
Tiruvallur District – 601201.

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.

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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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What you are allowed to build here: floor space, height, coverage and setbacks.

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The registers themselves, read for you.

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What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

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Area unit converter

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What the plan says can happen on this land.

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Who holds it, and which office keeps the record.

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Legal opinions, due diligence and title verification

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