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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/848642/2026, Date: 18.08.2026



dam,

: Non High Rise Industrial Building – District Town and Country Planning Office – Tiruvallur District – Tiruvallur Taluk – Kadambathur Panchayat Union – Kizhacheri Panchayat and Village – S.F.Nos.71/1B, 71/1C, 71/2C - Site Extent:5250.87 Sq.m and FSI area – 2079.89 Sq.m – Power 45 HP - Proposed Construction of Manufacturing of Cardboard and corrugated box and paper products Industrial Building – Green Category - Technical Clearance issued - Regarding.

- Ref:**
1. Application from applicant M/s.INA Infra, Online Application No. SWP/BPA/848642/2026, Dated: 19.05.2026.
 2. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
 3. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
 4. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
 5. Director of Town and Country Planning, Chennai circular Letter Roc No. 7963/2022/K1, Dated: 11.04.2023.
 6. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
 7. District Officer, Fire & Rescue Services, Tiruvallur, PP NOC No.10701/NOC/NMSB/2026, Dated: 29.06.2026.
 8. Government in the order G.O.(2D) Ms. No. 411, Housing and Urban Development [UD(4)1] Department, dated: 30.10.2024.
 9. Report from The District Collector, Tiruvallur District Letter D.Dis.No.2178940/2024/N-2, dated: 01.02.2025 and 2514274/2024/N-2, dated: 01.02.2025.
 10. Demand payment Request letter dated: 10.07.2026.
 11. Applicant M/s.INA Infra, Demand Remittance dated: 04.08.2026.

Order:

With reference to the 1st Cited letter, the applicant M/s.INA Infra has requested for the approval of Industrial building at Tiruvallur District, Tiruvallur Taluk, Kadambathur Panchayat

Union, Kizhacheri Panchayat and Village, S.F.Nos.71/1B, 71/1C, 71/2C, Site Extent:5250.87 Sq.m and FSI area – 2079.89 Sq.m

The applicant request has been accepted and the boundary of the site has been marked as “A to I”. The Technical Clearance is issued under section 47 (A) of Town and Country Planning Act, 1971 for the above proposal and numbered as the site has been marked as "A to I" and Site Approval issued vide **SWP/DTCP/TIRUVALLUR/Site Approval No.169/2026**.

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

Area of the Site – 5250.87 Sq.m

Proposed Building Details: Industrial Building (Green Category)

Manufacturing Details : Proposed Construction of Manufacturing of Cardboard and corrugated box and paper products

S.No.	Description	FSI Area in Sq.m area	Non FSI Area in Sq.m	Total Builtup Area in Sq.m
1.	Factory Block-1 Ground Floor	1283.64	-	1283.64
2.	Factory Block-2 Ground Floor	796.25	-	796.25
3.	Security Room	-	6.00	6.00
Total Area		2079.89	6.00	2085.89

Total FSI area : 2079.89 Sq.m

Total No.of HP : 45.

With the above Area of the Industrial Building Technical Clearance Issued with Special and General Conditions with OSR boundary numbered as “1 to 5”. The Industrial Building Plan Numbered as **SWP/DTCP/TIRUVALLUR/B.P.No:75/2026**.

Special Conditions:

1. The OSR area 537.92 Sq.m (Earmarked as 1to 5) shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41 (1) (i).
2. Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc.) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.
3. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 mentioned rules and regulation should be followed.

4. 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.
5. Government registered electrical Contractor must be employed for wiring works during Construction.
6. Ref No.7 District Officer Tiruvallur Fire and Rescue Services Issued terms and Condition to be Followed and Local body Should monitor these before getting Final Approval.
7. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
8. Technical Clearance is issued in accordance with the provisions of the Town and Country Planning Act and the rule 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. Technical Clearance is issued subject to the condition that the applicant / developer and also the Architect / Licensed Surveyor 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.
9. Conditions mentioned in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
10. 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.
11. 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. Setbacks should be retained as per Approval 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. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the water Act 1974 for discharge of sewage Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at the applicant's own cost and also provide Necessary fire Resistance equipment in the proposed Building.
5. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
6. Provide Sufficient Fire Resistance and Fire equipment in proposed Building.

7. As per GO No 341, MAWS dated 03.11.2004 “U” Trap in the septic tank design to be provided.
8. Fly Ash bricks and Materials must be used for construction.
9. As per G.O.No.16, Department of Municipal Administration and Water Supply, dated.31.01.2020 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.
10. If any court case would be pending with reference to this proposal, the Technical Clearance would be treated as INVALID.
11. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by The Special Officer/Block Development Officer (V.P), Tiruvallur Panchayat union 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. 13637, Dated : 19.05.2026,
2. OSR Charge - NIL
3. Centage Charge for Land Rs.3000, Dated : 04.08.2026
4. Centage Charge for Building Rs.5,000, Dated : 04.08.2026
5. Infrastructure and Amenities Charges Rs.1059375, Dated : 04.08.2026
6. CC Charges – NIL
7. Security Deposit Charges – NIL
8. Shelter Charges - NIL
9. Display Board Charges Rs.1500, Dated : 04.08.2026
10. Development Charges for Building Rs.25650, Dated : 04.08.2026
11. Development Charges for Land Rs.15900, Dated : 04.08.2026.

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

Enclosure :

Original Map and Condition - 2 sets

To

The Special Officer/Block Development Officer (V.P),
Kadambathur Panchayat Union,
Tiruvallur District.

Copy to

M/s.INA Infra,
No.7, Ganesh Apartments,
101,Cathedral Road, Kanakshri Nagar,
Gopalapuram, Chennai - 600 086.

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.

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Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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What land actually changed hands for around this plot, taken from the registered deeds.

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The registers themselves, read for you.

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Seller background check

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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

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