PP APPROVAL RECORD

Planning Permission

Survey 131/7B and 32 more

Kannur, Tiruvallur taluk

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 / 0866263 / 2026

Date: 17.10.2026

ndustrial Building (Orange Category) – District Town and Country Planning, Tiruvallur District – Tiruvallur Taluk, Kannur Village, S.F.Nos.131/7B, 131/9B, 132/7B, 132/8A2,132/8B, 132/8C, 132/8D2, 140/1, 140/2, 140/3A, 140/3B, 140/4A, 140/4B, 140/5A, 140/5B, 140/5C, 140/5D, 140/6, 140/8 & Kottaiyur Village S.F.Nos.751A/2B, 751A/3B, 759/1A1,759/1A2, 759/1B, 759/2, 759/4, 760/2C, 760/3A3, 760/3A4, 760/3B, 761/2, 762, 763/1, 763/2, 763/3, 763/4, 765/1A, 765/1B, 765/2, 765/3 with a total site extent of 58855.00Sqm (As per Patta) - Total FSI area of 23217.26Sqm – Manufacturing of Light Engineering Excluding Fabrication & Forging - Technical clearance issued Forwarded for further action - Regarding.

Ref:

1. Applicants. M/s.EBM PAPST INDIA PRIVATE LIMITED Online Application No. SWP / BPA / 0866263 / 2026, Dated: 11.06.2026.
2. Proceedings of Director, Town and Country Planning, Chennai Roc. No.SWP / BPA / 0866263 / 2026, Dated:07.10.2026 (Technical Concurrence (B.P/DTCP No.619 / 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 DevelopmentDepartment[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. Joint Director, Agriculture Department letter, Tiruvallur District, Letter ROC K.Dis.No.Mathi3/4949/2026, Dated:02.07.2026.
20. District Officer, Fire & Rescue Services Department, Tiruvallur District, PP NOC No: 10586/ NOC / NMSB/2026, Dated:29.06.2026. (Token ID:398393).
21. Member Secretary, SEIAA Ministry of Environment and Climate Change Department, TamilNadu Environmental Clearance (EC),Identification No.EC26C3806 TN531691N, File No.13680, Category:B2, Dated:31.07.2026
22. Demand Payment Requested Dated: 12.10.2026.
23. M/s.EBM PAPST INDIA PRIVATE LIMITED Online Application No. SWP / BPA / 0866263 / 2026, Demand Remittance Dated: 15.10.2026.

With reference to the 1st letter Cited, the applicants M/s. EBM PAPST INDIA PRIVATE LIMITED has requested for the approval of Industrial building (Orange Category) Manufacturing of Light Engineering Excluding Fabrication & Forging) at Tiruvallur District, Tiruvallur Taluk, Kannur Village, S.F.Nos.131/7B, 131/9B, 132/7B, 132/8A2,132/8B, 132/8C, 132/8D2, 140/1, 140/2, 140/3A, 140/3B, 140/4A, 140/4B, 140/5A, 140/5B, 140/5C, 140/5D, 140/6, 140/8 & Kottaiyur Village S.F.Nos.751A/2B, 751A/3B, 759/1A1,759/1A2, 759/1B, 759/2, 759/4, 760/2C, 760/3A3, 760/3A4, 760/3B, 761/2, 762, 763/1, 763/2, 763/3, 763/4, 765/1A, 765/1B, 765/2, 765/3 - with a total site extent of 58855.00Sqm (As per Patta) with a Total FSI area of 23217.26Sq.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 “1 to 36”. The 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:619/2026.

With the above proposal Site Approval issued vide

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

Area of Site - 58821.06Sqm (As per Document)

Area of Site - 58855.00Sqm (As per Patta)

Building area details: Industrial Building (Orange Category)

S.No	Description	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total Built up Area (Sq.m)
1.	**Raw Material Storage Production & Utility area**			
	Ground Floor	18341.51	-	18341.51
	First Floor	813.00	-	813.00
	Sub Total	19154.51	-	19154.51
	Admin Area (Office)			
	Ground Floor	876.00	-	876.00
	First Floor	876.00	-	876.00
	Second Floor	876.00	-	876.00
	Canopy	564.73	-	564.73
	Sub Total	3192.73	-	3192.73
2.	**Watchman Booth – 02**			
	Ground Floor	45.50	-	45.50
3.	**Main Packaging Area**			
	Ground Floor	181.31	-	181.31
4.	**AMB Parking, Fabrication & Ancillary**			
	Ground Floor	398.75	-	398.75
5.	**Security Cabin – 1**			
	Ground Floor	142.95	-	142.95
	UG Sump & Pump Room			
	Ground Floor	89.28	-	89.28
6.	**Prayer Area**			
	Ground Floor	12.23	-	12.23
7.	**Security Post**			
	Ground Floor	-	4.84	4.84
	Total	**23217.26**	**4.84**	**23222.10**

Total FSI Area: 23217.26Sqm.

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: 90/2026.

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

1. The OSR – 1 earmarked as (A to D) 888.69Sqm, OSR – 2 earmarked as (E to L) 1237.71Sqm, OSR – 3 earmarked as (M to S) 3247.59Sqm, OSR – 4 (earmarked as (T to X) 540.21Sqm, Total OSR 5914.20Sqm 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 NOC cited in the reference 20th issued by District Fire officer, Tiruvallur District Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.

3. Conditions stipulated in the Environmental clearance cited in the reference 19th issued by Member Secretary, SEIAA Ministry of Environment and Climate Change Department, Tamil Nadu is to be followed scrupulously.

4. 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.

5. As per the G.O.Ms.No.171, Housing and Urban Development Department (UD4(1)), dated 30.10.2025 a minimum of ten percent (10%) of car and two wheeler parking electric vehicles fast charging points is to be provided.

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 Commissionerate 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

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, Kadambathur Panchayat Union / President Kannur & Kottaiyur 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.136431, Dated :11.06.2026.
2. OSR Charge - NIL.
3. Centage Charge for Land Rs.4500, Dated : 15.10.2026.
4. Centage Charge for Building Rs.15,000, Dated : 15.10.2026.
5. Infrastructure and Amenities Charges Rs.8718750, Dated :15.10.2026.
6. CC Charges – NIL.
7. Security Deposit Charges – NIL.
8. Shelter Charges Rs.330784/- , Dated : 15.10.2026.
9. Display Board Charges Rs.1,500, Dated : 15.10.2026.
10. Development Charges for Land Rs.176580, Dated :15.10.2026
11. Development Charges for Building Rs.209250, Dated : 15.10.2026.

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

Enclosure
Original Map and Condition - 2 sets

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

Copy to
M/s. EBM PAPST INDIA PVT LTD,
Kannur and Kottaiyur Village,
Tiruvallur – 631 402.

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.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

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
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

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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+91 9996 12 9996

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.