

PP

APPROVAL RECORD

# Planning Permission

Tiruvannamalai

Tiruvannamalai 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.

**PROCEEDINGS OF THE DISTRICT TOWN AND COUNTRY PLANNING  
OFFICE, ASSISTANT DIRECTOR, TIRUVANNAMALAI DISTRICT.**

**Present: Tmt.Pavithra V.B, B.Arch, M.U.R.P.,**

**Roc.No. SWP/BPA/0008222/2023TVM**

**Date:20.09.2023**

Sub : Industrial Building - District Town & Country Planning Office, Tiruvannamalai District - Cheyyar Taluk-Anakkavoor Panchayat Union - Magajanapakkam Village/ Panchayat- Comprised in SF.Nos:62, 65, 67/1pt, 67/2pt, 67/3, 67/4, 69/1, 69/2pt, 64/3pt, 66/1A1, 66/1A2, 66/1B, 66/2A to 66/2E, 68/2Apt, 68/3Apt, 68/4A, 68/4B, 68/5A, 68/5B, 68/5C, 68/5Dpt, 68/6pt, 68/7, 68/8pt, 68/10A to 68/10D, 68/11pt, 68/12pt, 68/13A, 68/13B, 68/14Apt, 68/14Bpt, 68/15pt, 70/1 to 70/14, 288/1 to 288/3, 289, 290, 291/1, 291/2, 326pt, 327/1pt, 327/2pt, 327/3pt, 327/4pt, 327/5 to 327/7, 328pt, 331/1 to 331/5 in Sipcot Industrial complex- Phase-II-Plot No:A3/2A - Site area of 242700.00 Sq.mt and Total FSI area of Buildings 36198.86 Sq.mt (Consist of 16 Blocks)- To construct a Industrial Buildings for M/s.Eicher motors limited (Unit: Royal Enfield) Granting technical clearance / permission for construction - Order Issued - Reg.

- Ref : 1) Applicant M/s.Eicher motors limited (Unit: Royal Enfield) and their Online Application No.SWP/BPA/003488/2023, dated: 05/04/2023.
- 2) Proceedings of the Director of Town & Country Planning office Chennai, dated. 26/07/2023.
- 3) This Office letter dated: 02.08.2023 (to the Applicant for fee requested).
- 4) Date of receipt of payment from Applicant Dated: 24/08/2023.
- 5) G.O.No.138, Department of Housing and Urban Development, Dated. 04.06.2004.
- 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, Department of Housing and Urban Development, Date. 05.01.2021.
- 9) G.O.No.18, and 16 Municipal Administration and Water Supply Department, Dated. 04.02.2019 and 31.01.2020.
- 10) G.O.No.54, Department of Housing and Urban Development, Date. 12.03.2020.
- 11) Circular of Commissioner of DTCP, Chennai No.4367/2019/ PA2, dated. 7.3.2019 and 14.3.2019.

- 12) Circular of Commissioner of DTCP, Chennai No.7486/2009/PA2, dated. 16.04.2009.
- 13) Circular of Commissioner of DTCP, Chennai No.21075/2009/PA1, dated. 27.06.2012.
- 14) Circular of Commissioner of DTCP, Chennai No.12201/2017/PA1, dated. 22.09.2017.
- 15) Circular of Commissioner of DTCP, Chennai N.K.No.14227/2017/CP, dated. 14.12.2017.
- 16) Circular of Commissioner of DTCP, Chennai Letter N.K.No. 4367/2019/ BA2, Dated: 06.11.2019 and 14.08.2021.
- 17) Director of DTCP, Chennai, Power Delegation Circular Roc No. 7963/2022/K1, dated. 23.04.2022.
- 18) District Fire officer, TamilNadu Fire and Rescue Services, Tiruvannamalai District L.Dis.No.1539/B1/2023, Dated: 10.02.2023.
- 19) Proceedings of the Assistant Director of District Town & Country Planning Office, Tiruvannamalai Layout Approved No: 36/2022, Dated. 21.02.2022.

**ORDER:**

Tiruvannamalai District – Cheyyar Taluk-Anakkavoor Panchayat Union – Magajanapakkam Village/ Panchayat- Comprised in SF.Nos:62, 65, 67/1pt, 67/2pt, 67/3, 67/4, 69/1, 69/2pt, 64/3pt, 66/1A1, 66/1A2, 66/1B, 66/2A to 66/2E, 68/2Apt, 68/3Apt, 68/4A, 68/4B, 68/5A, 68/5B, 68/5C, 68/5Dpt, 68/6pt, 68/7, 68/8pt, 68/10A to 68/10D, 68/11pt, 68/12pt, 68/13A, 68/13B, 68/14Apt, 68/14Bpt, 68/15pt, 70/1 to 70/14, 288/1 to 288/3, 289, 290, 291/1, 291/2, 326pt, 327/1pt, 327/2pt, 327/3pt, 327/4pt, 327/5 to 327/7, 328pt, 331/1 to 331/5 in Sipcot Industrial complex- Phase-II -Plot No:A3/2A - Site area of 242700.00Sq.mt and Total FSI area of Buildings 36198.86 Sq.mt (Consist of 16 Blocks) - To construct a Industrial Buildings for M/s.Eicher motors limited (Unit: Royal Enfield)- Technical Concurrence Issued by DTCP Chennai Proceeding and Numbered as **B.P/DTCP No:266/2023**.and Granting technical clearance/approved by the District office and Numbered as **BP/AD-DTCP (TVM).NO:45/2023**.

Details of the proposed Industrial buildings are as follows:

Total Site area as per plan - 242700.00Sq.mt

| <b>Building details: Industrial Building (Red Category)</b>                         |                                |                               |                             |                                  |
|-------------------------------------------------------------------------------------|--------------------------------|-------------------------------|-----------------------------|----------------------------------|
| <b>Description</b>                                                                  | <b>Ground Floor Area Sq.mt</b> | <b>First Floor Area Sq.mt</b> | <b>Total FSI Area Sq.mt</b> | <b>Total Built up Area Sq.mt</b> |
| <b>Shop 01</b>                                                                      | 19020.86                       | 5878.11                       | 24898.97                    | 24898.97                         |
| <b>RO Plant Building</b>                                                            | 1202.50                        | 1189.50                       | 2392.00                     | 2392.00                          |
| <b>ETP-1,2,3&amp;4,STP Mechanical Evaporator &amp; Hazardous Waste Storage Shed</b> | 2073.60                        | -                             | 2073.60                     | 2073.60                          |
| <b>Canteen</b>                                                                      | 1915.92                        | -                             | 1915.92                     | 1915.92                          |
| <b>OHC &amp; Creche</b>                                                             | 479.77                         | 479.77                        | 959.54                      | 959.54                           |
| <b>MRS Building, DG set &amp; Transformer Yard</b>                                  | 556.80                         | -                             | 556.80                      | 556.80                           |
| <b>Fire Tank</b>                                                                    | 814.80                         | -                             | 814.80                      | 814.80                           |
| <b>JIG rework / JIG Maintenance</b>                                                 | 316.06                         | -                             | 316.06                      | 316.06                           |
| <b>Contractual entry &amp; Locker room</b>                                          | 860.10                         | -                             | 860.10                      | 860.10                           |
| <b>Scrap Yard</b>                                                                   | 760.14                         | -                             | 760.14                      | 760.14                           |
| <b>Lot shed</b>                                                                     | 120.25                         | -                             | 120.25                      | 120.25                           |
| <b>Acid Storage Shed</b>                                                            | 35.50                          | -                             | 35.50                       | 35.50                            |
| <b>POS</b>                                                                          | 140.00                         | -                             | 140.00                      | 140.00                           |
| <b>Security Cabin-1</b>                                                             | 170.78                         | -                             | 170.78                      | 170.78                           |
| <b>Security Cabin-2</b>                                                             | 151.12                         | -                             | 151.12                      | 151.12                           |
| <b>Weigh Bridge</b>                                                                 | 33.28                          | -                             | 33.28                       | 33.28                            |
| <b>Total Area</b>                                                                   | <b>28651.48</b>                | <b>7547.38</b>                | <b>36198.86</b>             | <b>36198.86</b>                  |

Total FSI Area = 36198.86 Sq.mt.

FSI = 0.15 < 2.00

Max Building height -18.00m

Lorry parking - 60 Nos  
 Car parking - 20 Nos  
 Two wheelers parking - 575 Nos.  
 Cycle parking - 600 Nos.

**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 under the Local Bodies Act. 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.
- 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 Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc.,) submitted by the applicant's is being 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.

- 6) 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.

**Conditions:**

- 1) Solar water heating system to be provided to the proposed industrial building. Solar photo voltaic panels to be erected at the 1/3rd 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, Department of Municipal Administration and Drinking Water Supply (N.N.1).As on 3.11.2004 "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 professional's details at the place of construction.
- 11) As per references Cited Government orders & circulars Centage charges Infrastructure and amenities charges, Shelter fund and other relevant charges to be paid by the Applicant to the appropriate Government account head has been paid.

1. I & A fee paid Rs.6805412/- Dated. 24/08/2023.

2. Shelter Charges paid Rs.496658/- Dated.24/08/2023.

3. Centage Charges for Land and Building paid Rs.35200/-  
Dated.24/08/2023.

To,

1.The President,  
Magajanapakkam Village/Panchayat,  
Anakkavoor Panchayat Union,  
Tiruvannamalai-631701.

2.Block Development Officer,  
Anakkavoor Panchayat Union,  
Cheyyar Taluk,  
Tiruvannamalai-631701.

**Copy To.**

1)M/s.Eicher motors limited (Unit: Royal Enfield)  
Plot No:A3/2A, Sipcot Industrial Complex,  
Phase-II, Magajanapakkam Village/Panchayat,  
Anakkavoor Panchayat Union,  
Cheyyar Taluk,  
Tiruvannamalai-631701.

2)The Chairman,  
Tamil Nadu Real Estate Regulatory Authority,  
No.1A, CMDA Tower II, 1st floor,  
Gandhi Irwin Bridge Road,  
Egmore,  
Chennai-600008.

The Assistant Director,  
District Town and Country Planning Office,  
Tiruvannamalai District.

# 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](#)



# 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

## 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

## 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

## 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



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

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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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.

