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APPROVAL RECORD

Planning Permission

Theni

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.



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

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

VP/BPA/0010431/2023/TVM

Date: .02.2024

Sub : Industrial Building - District Town & Country Planning Office - Tiruvannamalai District - Vembakkam Taluk / Panchayat Union - Mathur Village / Panchayat - Survey Nos.181/2pt, 182/1Apt, 182/1Bpt, 182/1Cpt, 182/1Dpt, 182/1Ept, 182/2pt, 182/3Apt, 182/3Bpt, 182/4A1pt, 182/4A2pt, 183/1, 183/2pt, 183/3, 184/1Apt, 184/2, 185/1Apt, 185/1B, 185/1C, 185/2A, 185/2B, 185/3A, 185/3B, 185/3C, 185/3D, 185/3E, 185/3F, 185/4A, 185/4B, 185/4C, 185/5, 185/6A, 185/6B, 185/7, 185/8, 185/9, 185/10, 186/1 & 186/2 in Approved Cheyyar SIPCOT Industrial Layout – Phase-II in Plot No.B-41 and the Extent of 114930.72 Sq.mt & the FSI Area of the Building – 22785.13 Sq.mt and Consist of Block No.1 to 20 of Industrial Buildings - To construct a Industrial Building Granting technical clearance / permission for construction – Order issued – Reg.

- Ref : 1) Applicant, M/s.M&B Engineering Limited and SWP Application No. SWP/BPA/0010431/2023, dated: 31.05.2023.
- 2) Director of Town and Country Planning Proceedings Roc No: SWP/BPA/0010431/2023, Dated: 24.01.2024.
- 3) This office letter dated: 07.09.2023 (Addressed to Director of Town and Country Planning Department for submission of Proposal through online).
- 4) This office letter dated: 02.02.2024 (Addressed to the Applicant for fee requested).
- 5) Date of receipt of payment from Applicant's Dated: 07.02.2024.
- 6) G.O.No.138, Department of Housing and Urban Development, Dated: 04.06.2004.
- 7) G.O.No.86 Housing and Urban Development Department, Dated: 28.03.2012.
- 8) G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
- 9) G.O.No.01, Department of Housing and Urban Development, Dated: 05.01.2021.
- 10) G.O.No.18 and 16, Municipal Administration and Water Supply Department, Dated: 04.02.2019 and 31.01.2020.

- 11) Circular of Commissioner of DTCP, Chennai No.4367/2019/PA2, Dated: 07.03.2019 and 14.03.2019.
- 12) Circular of Commissioner of DTCP, Chennai No.7486/2009/PA2, Dated: 16.04.2009.
- 13) G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020.
- 14) Tamil Nadu Pollution Control Board, Consent order No.2301252946144, Dated: 25.06.2023 and Proceedings No.F. 1720TVM/OL/DEE/TNPCB/TVM/A/2023, Dated: 25.06.2023 (Orange Category).
- 15) Circular of Commissioner of DTCP, Chennai No.12201/2017/PA1, Dated: 22.09.2017.
- 16) Circular of Commissioner of DTCP, Chennai Roc. No.14227/2017/CP, Dated: 14.12.2017.
- 17) Director of DTCP, Chennai, Power Delegation Circular Roc No. 7963/2022/K1, Dated: 23.04.2022.
- 18) District Officer, Fire and Rescue Operations Station, Tiruvannamalai, L.Dis letter No.5807/B1/2023, Dated:30.05.2023.
- 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, Vembakkam Taluk / Panchayat Union, Mathur Village / Panchayat, Survey Nos.181/2pt, 182/1Apt, 182/1Bpt, 182/1Cpt, 182/1Dpt, 182/1Ept, 182/2pt, 182/3Apt, 182/3Bpt, 182/4A1pt, 182/4A2pt, 183/1, 183/2pt, 183/3, 184/1Apt, 184/2, 185/1Apt, 185/1B, 185/1C, 185/2A, 185/2B, 185/3A, 185/3B, 185/3C, 185/3D, 185/3E, 185/3F, 185/4A, 185/4B, 185/4C, 185/5, 185/6A, 185/6B, 185/7, 185/8, 185/9, 185/10, 186/1 & 186/2 in Approved Cheyyar SIPCOT Industrial Layout – Phase-II in Plot No.B-41 and Extent of 114930.72 Sq.mt & the FSI Area of the Building – 22785.13 Sq.mt and Consist of Block No.1 to 20 of Industrial Buildings - To construct a Industrial Buildings - Granting technical clearance No: **BP/AD-DTCP (TVM). No: 39/2024.**

Details of the proposed Industrial building are as follows:

Total Site area as per plan - 114930.72 Sq.mt

Block No	Block Name	Ground Floor	First Floor	Second Floor	Total FSI Area	Non FSI Area	Total Built up Area
1	Factory 1 Manufacturing Building	18212.81	354.95	-	18567.76	-	18567.76
	Office	720.25	720.25	720.25	2160.75	-	2160.75
	Canopy Area	176.00	-	-	176.00	-	176.00
2	Toilet Block	94.00	-	-	94.00	-	94.00
3	OHC Centre, Locker room, Drivers rest room & Toilet	128.00	-	-	128.00	-	128.00
4	Security Room	18.00	-	-	18.00	-	18.00
5	HT reception Yard (open)	-	-	-	-	72.00	72.00
6	Weight Bridge Office	9.00	-	-	9.00	-	9.00
7	UG Sump 30kl	18.00	-	-	18.00	-	18.00
8	Scrap Yard (open)	-	-	-	-	630.40	630.40
9	Water Tank (Fire and Raw)	158.58	-	-	158.58	-	158.58
10	Pump house	44.00	-	-	44.00	-	44.00
11	LOT Yard	148.75	-	-	148.75	-	148.75
12	Gas Storage	100.63	-	-	100.63	-	100.63
13	Orgn and Oxy Station (Open)	-	-	-	-	153.77	153.77
14	Canteen Building	807.66	-	-	807.66	-	807.66
15	Paint Store	286.00	-	-	286.00	-	286.00
16	STP-1-20 kld	34.00	-	-	34.00	-	34.00
17	DG Set – 1 500 KVA (Open)	-	-	-	-	21.15	21.15
18	DG Set – 2 1000 KVA (Open)	-	-	-	-	33.54	33.54
19	Transformer (open)	-	-	-	-	58.22	58.22
20	STP – 2 – 20 KLD	34.00	-	-	34.00	-	34.00
	Total	20989.68	1075.20	720.25	22785.13	969.08	23713.21

Total FSI Area = 22785.13 Sq.mt.

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

Special Conditions:

- 1) It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
- 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. 4 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.

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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 professional details at the place of construction.
11. As per references Cited Government orders

The following fees are to be paid by the Applicant to the appropriate Government account head has been paid.

1. Centage Charge Rs.23700/- Dated.07.02.2024.
2. Infrastructure and Amenities Charges Rs.4283768/- Dated. 07.02.2024.
3. Shelter Fund Charge Rs.16324/- Dated.07.02.2024.

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

To,

1. The President,
Mathur Village / Panchayat,
Vembakkam Panchayat Union/Taluk,
Tiruvannamalai District.
2. Block Development Officer (V.P),
Vembakkam Panchayat Union,
Tiruvannamalai District.

Copy To.

1. M/s.M and B Limited,
(NHRB Group), Plot No.O-11/15,
Periyar Street, Thiru Nagar,
Jaffarkhan Pet,
Chennai – 600 083.
2. The Chairman,
Tamil Nadu Real Estate Regulatory Authority,
No.1A, CMDA Tower II, 1st floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.

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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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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Patta and Chitta

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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

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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.

