

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.



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

Present: Thiru.S.Annadurai, B.E.,

VP/BPA/0146205/2024/TVM

Date: .06.2024

Sub : Industrial Building - District Town & Country Planning Office - Tiruvannamalai District - Vembakkam Taluk / Panchayat Union - Mathur Village / Panchayat - Survey Nos.167/1Apt, 167/1Bpt, 167/2, 167/3, 167/4, 167/5pt, 167/10A, 167/10B, 167/10Cpt & 376pt in Approved Cheyyar SIPCOT Industrial Park – Phase-II in Plot No.C5 and Industrial Building Construction for Recycling of Vehicles & Secondary Raw Metals and Materials Recovery Production and the Site Extent of 8457.93 Sq.mt & the FSI Area of the Proposed Building 3066.73 Sq.mt (Block No: 1 & 2) - To construct Orange category Industrial Building Granting technical clearance / permission for construction – Order issued – Reg.

- Ref : 1) Applicant, M/s.Ababil Recycling Industries Private Limited and SWP Application No. SWP/BPA/0146205/2024, dated: 02.03.2024.
- 2) This office letter dated:20.06.2024 (Addressed to the Applicant for fee requested).
- 3) Date of receipt of payment from Applicant's Dated:25.06.2024.
- 4) G.O.No.138, Department of Housing and Urban Development, Dated: 04.06.2004.
- 5) G.O.No.86 Housing and Urban Development Department, Dated: 28.03.2012.
- 6) G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
- 7) G.O.No.01, Department of Housing and Urban Development, Dated: 05.01.2021.
- 8) G.O.No.18 and 16, Municipal Administration and Water Supply Department, Dated: 04.02.2019 and 31.01.2020.
- 9) Circular of Commissioner of DTCP, Chennai No.4367/2019/PA2, Dated: 07.03.2019 and 14.03.2019.
- 10) Circular of Commissioner of DTCP, Chennai No.7486/2009/PA2, Dated: 16.04.2009.
- 11) G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020.
- 12) Circular of Commissioner of DTCP, Chennai No.12201/2017/PA1, Dated: 22.09.2017.
- 13) Circular of Commissioner of DTCP, Chennai Roc. No.14227/2017/CP, Dated: 14.12.2017.

- 13) Director of DTCP, Chennai, Power Delegation Circular Roc No. 7963/2022/K1, Dated: 23.04.2022.
- 14) District Officer, Fire and Rescue Operations Station, Tiruvannamalai, K.Dis letter No.1703/A1/2024, Dated: 22.02.2024.
- 15) TamilNadu Pollution Board consent order No: 2401257520016, Dated: 23.05.2024 and Proceeding Order No:1772TVM/OM/DEE/TNPCB/TVM/A/2024, Dated: 23.05.2024
- 16) Project Officer, SIPCOT Industrial Complex, Cheyyar letter No: PO/SIP/Chy/PhII/2024, Dated: 21.05.2024.
- 17) Proceeding 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.167/1Apt, 167/1Bpt, 167/2, 167/3, 167/4, 167/5pt, 167/10A, 167/10B, 167/10Cpt & 376pt in Approved Cheyyar SIPCOT Industrial Park – Phase-II in Plot No.C5 and Industrial Building Construction for Recycling of Vehicles & Secondary Raw Metals and Materials Recovery Production and the Site Extent of 8457.93 Sq.mt & the FSI Area of the Proposed Building 3066.73 Sq.mt (Block No: 1 & 2) - To construct Green category Industrial Buildings - Granting technical clearance No: **BP/AD-DTCP (TVM). No: 25/2024.**

Details of the Proposed Industrial buildings are as follows:

Total Site area as per plan - 8457.93 Sq.mt

SL. No.	Description of the Existing Building (Approved)	F.S.I Area in Sq.mt	Non F.S.I Area in Sq.mt	Total Builup Area in Sq.mt
1.	Block-1 Ground Floor Factory	2753.83	-	2753.83
2.	Block-2 Ground Floor Dinning, Toilet	169.14	-	169.14
3.	Block-2 First Floor Office	143.76	-	143.76
4.	Block-2 Head Room	-	20.76	20.76
5.	Security Booth (Non-FSI)	-	6.25	6.25
Total		3066.73	27.01	3093.74

Total FSI Area = 3066.73 Sq.mt.

Lorry Parking - 07 Nos

Car Parking	-	03 Nos
PH Parking	-	01 Nos
Two wheeler	-	48 Nos
Cycle Parking	-	49 Nos

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.

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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 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.5600/- Dated.25.06.2024.
2. Infrastructure and Amenities Charges Rs.576596/- Dated. 25.06.2024.
3. Shelter Fund Charges Rs.56/- Dated: 25.06.2024.

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.Ababil Recycling Industries Private Limited,
No.6/266, Shop No: 2, Ground Floor,
MMDA Colony, Maduravoyal,
Chennai – 600 095.
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

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

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Guideline value by street

Guideline value by survey

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What the plan says can happen on this land.

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Airport height clearance

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