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REFERENCE
SWP/BPA/154544/2024

ISSUED
06 June 2024

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.

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DIGITALLY VERIFIED RECORD

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

Present: Thiru.S.Rahulraj, B.E, M.Plan.,

WP/BPA/154544/2024/TVM Date: .06.2024

Sub : Industrial Building - District Town & Country Planning Office - Tiruvannamalai District - Cheyyar Taluk / Panchayat Union - Karanai Village / Panchayat - Survey Nos.225/1Apt, 225/1Bpt, 225/2A1pt, 225/2A2, 225/2A3, 225/2A4, 225/2A5, 225/2Bpt, 225/2C1, 225/2C2 & 225/2C3pt and Kunnavakkam Village / Panchayat – S.F.Nos.169/1pt, 169/2pt, 169/3pt, 170/1pt & 170/3pt in Approved Cheyyar SIPCOT Industrial Park – Phase-II in Plot No.A17 and the Extent of 62154.48 Sq.mt & the FSI Area of the Proposed Building – 5289.12 Sq.mt and Consist of Proposed Block No.1 to 09 of Industrial Buildings - To construct additional Proposed Industrial Building Granting technical clearance / permission for construction – Order issued – Reg.

Ref : 1) Applicant, M/s.East West Pharma India Private Limited and SWP Application No. SWP/BPA/154544/2024, dated: 13.03.2024.

2) This office letter dated: 28.05.2024 (Addressed to the Applicant for fee requested).

3) Date of receipt of payment from Applicant's Dated: 31.05.2024.

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.
14) Director of DTCP, Chennai, Power Delegation Circular Roc No. 7963/2022/K1, Dated: 23.04.2022.
15) District Officer, Fire and Rescue Operations Station, Tiruvannamalai, L.Dis letter No.8208/A1/2022, Dated: 18.08.2022.
16) Project Officer, SIPCOT Industrial Complex, Cheyyar letter No: PO/SIP/Chy/PhII/2024, Dated: 07.05.2024.
17) Proceeding of the Assistant Director of District Town & Country Planning Office, Tiruvannamalai Building Approved No: BA/AD-DTCP (TVM) No: 01/2023, Dated: 05.01.2023.
18) Proceeding 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 / Panchayat Union, Karanai Village / Panchayat, Survey Nos.225/1Apt, 225/1Bpt, 225/2A1pt, 225/2A2, 225/2A3, 225/2A4, 225/2A5, 225/2Bpt, 225/2C1, 225/2C2 & 225/2C3pt and Kunnavakkam Village / Panchayat, S.F.Nos.169/1pt, 169/2pt, 169/3pt, 170/1pt & 170/3pt in Approved Cheyyar SIPCOT Industrial Park – Phase-II in Plot No.A17 and the Extent of 62154.48 Sq.mt & the FSI Area of the Proposed Building – 5289.12 Sq.mt and Consist of Block No.1 to 09 of Industrial Buildings - To construct a Industrial Buildings - Granting technical clearance No: **BP/AD-DTCP (TVM). No: 16/2024**.

Details of the Existing and Proposed Industrial buildings are as follows:

Total Site area as per plan - 62154.48 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-A Admin Building (Ground Floor)	2009.16	-	2009.16
2.	Block-B Factory Building (Ground Floor)	705.00	-	705.00
3.	Block-C Food Products (Ground Floor)	873.42	-	873.42
4.	Block-B Canteen (Ground Floor)	352.16	-	352.16
Total		**3939.74**	**-**	**3939.74**

Proposed Building Area Detail:-				
SL.No.	**Description of the Proposed Building**	**F.S.I Area in Sq.mt**	**Non F.S.I Area in Sq.mt**	**Total Builup Area in Sq.mt**
1.	Block-1 Canteen (Ground Floor)	356.10	-	356.10
2.	Block-2 Topical Products Oint/Creams & Gels Drugs (Ground Floor)	865.80	-	865.80
3.	Block-3 Topical Products Oint/Creams & Gels Cosmetics (Ground Floor)	865.80	-	865.80
4.	Block-4 Starting Material Store (Ground Floor)	1076.40	-	1076.40
5.	Block-5 Finished Goods Store (Ground Floor)	1161.60	-	1161.60
6.	Block-6 Utility Building Main Electricity Source, Panel Room, General Room, Work Shop, Air Compressor, Chiller Room (Ground Floor)	757.20	-	757.20
7.	Block-7 Pump Room (Ground Floor)	75.00	-	75.00
8.	Block-8 Security Room (Ground Floor)	56.50	-	56.50
9.	Block-9 Toilet Building(Ground Floor)	74.72	-	74.72
Total		**5289.12**	**-**	**5289.12**
Total Building Area of Existing & Proposed Building – 9228.86 Sq.mt				

Total FSI Area = 9228.86 Sq.mt.

Proposed FSI Area : 5289.12 Sq.mt

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

<u>Special Conditions:</u>

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.

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.17500/- Dated.31.05.2024.
2. Infrastructure and Amenities Charges Rs.994520/- Dated. 31.05.2024.
3. Shelter Fund Charge Rs.1562/- Dated.31.05.2024.

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

To,

1. The President,
   Karanai Village / Panchayat,
   Cheyyar Panchayat Union/Taluk,
   Tiruvannamalai District.

2. The President,
   Kunnavakkam Village / Panchayat,
   Cheyyar Panchayat Union/Taluk,
   Tiruvannamalai District.

3. Block Develoment Officer (V.P),
   Cheyyar Panchayat Union,
   Tiruvannamalai District.

Copy To.

1. M/s.East West Pharma India Private Limited,
   F.No.7055/7056, S.No.137/1, 138/1,
   Block No.7, Osian Chlorophyil,
   Deviparasakthi Nagar,
   Karambakkam, Chennai-600 116.

2. The Chairman,
   Tamil Nadu Real Estate Regulatory Authority,
   No.1A, CMDA Tower II, 1st floor,
   Gandhi Irwin Bridge Road,
   Egmore, Chennai-600 008.

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

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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

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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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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.