

PP

APPROVAL RECORD

Planning Permission

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: Thiru., B. Karthick Krishnan. B. Plan., M. Plan.,

Online Building Planning Permission

Application Number: SWP/BPA/0715207/2025

Subject : Revised and Proposed Additional Industrial Building– DTCP, Tiruvannamalai District, Cheyyar Taluk, Magajanapakkam Village, SIPCOT Industrial complex Phase -II, (L.P/AD/TCP (T.malai) /36/2022), Plot No: A3/2A Comprised in S.No:62, 65, 67/1pt, 2pt, 3, 4, 69/1, 2pt, 64/3pt, 66/1A1, 1A2, 1B, 2A, 2B, 2C, 2D, 2E, 68/2Apt, 3Apt, 4A, 4B, 5A, 5B, 5C, 5Dpt, 6pt, 7, 8pt, 10A, 10B, 10C, 10D, 11pt, 12pt, 13A, 13B, 14Apt, 14Bpt, 15pt, 70/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 288/1, 2, 3, 289, 290, 291/1, 291/2, 326pt, 327/1pt, 2pt, 3pt, 4pt, 5, 6, 7, 328pt, 331/1, 2, 3, 4, 5 - Site area of 242700.00Sqm - FSI area of 36198.86Sqm has been already approved – Now proposed additional FSI Area of 48132.84Sqm. Total Revised and Proposed Additional FSI Area put together – 84331.70Sqm – Technical Concurrence issued – Forwarded for further action-Regarding.

Reference :

1. Applicant. M/s.Eicher Motors Limited, (A Unit of Royal Enfield) Online Application No. SWP/BPA/0715207/2025, Dated: 02.12.2025.
2. Technical concurrence issued by Director of town & country planning office Chennai, Letter No.SWP/BPA/0715207/2025 dated. 23.02.2026
3. This Office letter dated:24.02.2026 (to the Applicant fee requested).
4. Date of receipt of payment from Applicant: 03.03.2026
5. Technical concurrence issued by Director of Town and country Planning Proceedings Online Application No: SWP/ BPA/ 0008222/2023, Dated:26.07.2023 (B.P/DTCP.No:266/2023)
6. Assistant Director, Tiruvannamalai District Town and country Planning office, Online Application No: SWP/ BPA/ 0008222/ 2023, Dated:20.09.2023. (Technical Approval No: BP/AD–DTCP(TVM). No.45/2023)
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, Housing and Urban Development Department, Dated:

05.01.2021.

10. G.O.No.18, Department of Municipal Administration and Water Supply,
Dated: 04.02.2019.
11. G.O.16 Department of Municipal Administration and Water Supply,
Dated: 31.01.2020.
12. G.O. No.54, Housing and Urban Development Department, Dated:
12.03.2020
13. Director of Town and Country Planning, Chennai circular Letter Roc No.
7486/2009/BA2, Dated: 16.04.2009
14. Director of Town and Country Planning, Chennai circular Letter Roc No.
12201/2017/BA1, Dated: 22.09.2017.
15. Director of Town and Country Planning, Chennai circular Letter Roc No.
14227/2017/Spl.Cell, Dated: 14.12.2017.
16. G.O.Ms.No.225, Housing and Urban Development Department, Dated:
26.11.2024.
17. G.O. (Ms). No.155, Housing and Urban Development Department,
Dated: 08.10.2025.
18. G.O.Ms.No.171, Housing and Urban Development Department, (UD4(1),
Dated: 30.10.2025.
19. District Officer, District Fire and Rescue Services, Tiruvannamalai
District PP NOC No:6151/NOC/NMSB/2025, Dated:13.11.2025.
(Token id: 338550)
20. Member Secretary, Tamil Nadu Pollution Control Board, Chennai,
Consent for Establishment Order No: 2301247604402, Dated:
24.03.2023. Proceedings No.T4/TNPCB/F.1663TVM/
RL/TVM/A/2023, Dated: 24.03.2023.
21. Member Secretary, Tamil Nadu Pollution Control Board, Chennai,
Consent for Establishment Order No:2301147604402 Dated:
24.03.2023. Proceedings No.T4/ TNPCB/ F.1663TVM/ RL/ TVM/
W/2023, Dated: 24.03.2023.
22. Member Secretary, SEIAA-Tamil Nadu, EC Identification
No:EC25C3806TN5219800N, File No. 13065, Category: B2,
Dated:31.01.2026.

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Order

With reference to the 1st Cited letter, the applicant M/s.Eicher Motors Limited (A Unit of Royal Enfield) has requested for the approval for revision and additional construction of Industrial building in addition to the Planning permission has already been issued in the reference 6th cited for an FSI area of 36198.86Sqm in a site area of 242700.00 Sqm (As per Lease deed) at Tiruvannamalai District, Cheyyar Taluk, Magajanapakkam Village, Approved SIPCOT Industrial complex Phase-II, (L.P/AD/TCP (T.Malai) / 36 / 2022), Plot No: A3/2A Comprised in S.No:62, 65, 67/1pt, 2pt, 3, 4, 69/1, 2pt, 64/3pt, 66/1A1, 1A2, 1B, 2A, 2B, 2C, 2D, 2E, 68/2Apt, 3Apt, 4A, 4B, 5A, 5B, 5C, 5Dpt, 6pt, 7, 8pt, 10A, 10B, 10C, 10D, 11pt, 12pt, 13A, 13B, 14Apt, 14Bpt, 15pt, 70/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 288/1, 2, 3, 289, 290, 291/1, 291/2, 326pt, 327/1pt, 2pt, 3pt, 4pt, 5, 6, 7, 328pt, 331/1, 2, 3, 4, 5.

Now proposed additional FSI Area of 48132.84Sqm and Total already approved, Revised and Additional FSI Area put together is 84331.70Sqm

With reference 2nd cited, Technical Concurrence is issued by The Director, Town and Country Planning Department dated.23.02.2026

The Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 140/2026.**

The area statement for the Revised and Proposed Additional construction of Industrial Building (Red Category) is as below.

Total Site Area – **242700.00 Sqm** (As per Patta)

Proposed Additional construction Industrial Building (**Red Category**)

S.No.	Description	FSI Area Sq.m	Non FSI Area Sq.m	Total Build up Area Sq.m
Revised and Additional to already approved Building				
1	Canteen			
	Ground Floor	1971.32	-	1971.32
	1 st Floor	1971.32	-	1971.32
	Head Room	-	79.18	79.18
	Sub Total	3942.64	79.18	4021.82
2	OHC & Creche			
	Ground Floor	659.79	-	659.79
	1 st Floor	659.79	-	659.79
	Head Room	-	25.57	25.57
	Sub Total	1319.58	25.57	1345.15
3	MRS Building, DG Set & Transformer Yard			
	Ground Floor	556.80	-	556.80
4	Contractual Entry & Locker Room			
	Ground Floor	860.10	-	860.10
5	Scrap Yard			
	Ground Floor	760.14	-	760.14
6	POS			

	Ground Floor	140.00	-	140.00
7	Security Cabin - 1			
	Ground Floor	348.93	-	348.93
8	Security Cabin - 2			
	Ground Floor	222.98	-	222.98
	Total	8151.17	104.75	8255.92

Proposed Buildings				
1	Shop – 02			
	Ground Floor	20345.32	-	20345.32
	1 st Floor	19766.23	-	19766.23
	2 nd Floor	3093.07	-	3093.07
	Head Room	-	272.55	
	Sub Total	43204.62	272.55	43477.17
2	Hazardous Waste Storage - 2			
	Ground Floor	230.30		230.30
3	Connecting Bridge - 1			
	Ground Floor	91.94		91.94
4	Connecting Bridge - 2			
	Ground Floor	91.94		91.94
5	Covered Walkway			
	Ground Floor	1586.86		1586.86
6	HSD Storage (Control Room)			
	Ground Floor	27.26		27.26
7	LNG Storage (Control Room)			
	Ground Floor	15.00		15.00
8	Gas Storage			
	Ground Floor	209.99		209.99
9	Class 'A' Fuel Storage			
	Ground Floor	28.16		28.16
10	Control Room			
	Ground Floor	10.00		10.00
	Total	45496.07	272.55	45768.62

Already Approved FSI Area : 36198.86Sqm
 Already Approved Removed FSI Area : (-) 5514.40Sqm
 Already Approved Retained FSI Area : 30684.46Sqm
 Revised and Proposed Additional FSI Area(B) : 8151.17Sqm
 Proposed Additional FSI Area : 45496.07Sqm
 Total FSI Area (A+B) : 84331.70Sqm

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

Special Conditions

1. The conditions stipulated in the NOC cited in the reference 19th issued by the District Fire Officer, Tamil Nadu Fire and Rescue Services Department, Tiruvannamalai District is to be followed scrupulously.

2. The conditions stipulated in the consent for establish order cited in the reference 20 & 21 issued by the Member Secretary, Tamil Nadu Pollution Control Board is to be followed scrupulously.
3. The conditions stipulated in the Environmental Clearance cited in the reference 22 issued by the Member Secretary, SEIAA - Tamil Nadu is to be followed scrupulously.
4. As per GO cited in the reference 16, 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. Conditions stipulated in the No objection certificates obtained from the Central and State Government Departments must be fulfilled scrupulously.
6. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
7. 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.
8. 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.
9. 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
10. 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 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.
11. G.O. No.17, Department of Housing and Urban Development Dated.05.02.2016
The following fees are to be paid by the Applicant to the appropriate Government account head has been paid.
 - i. Centage Charge Land & Building Rs.22,000/- Dated. 03.03.2026
 - ii. Infrastructure and Amenities Charges Rs. 90,50,508/- Dated:03.03.2026
 - iii. Shelter Charges Rs. 7,20,189/- Dated: 03.03.2026
 - iv. Development Charges for Land Rs. 12,13,500/- Dated. 03.03.2026
 - v. Development Charges for Building Rs. 8,47,200/- Dated. 03.03.2026

To

The Block development officer,
Cheyyar Panchayat Union,
Cheyyar Taluk,
Tiruvannamalai District.

Copy To

M/s.Eicher Motors Limited (A Unit of Royal Enfield)
Represented by.B.Govindarajan
A3/2A,SIPCOT Industrial Complex PhaseII,
Magajanapakkam Village,
Cheyyar Taluk ,
Thiruvannamalai District- 631701

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.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

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.

[/landlens/one/map](#)



PriceMap

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

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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



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The LandLens
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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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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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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.

