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REFERENCE
SWP/BPA/849476/2026

ISSUED
30 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 4B and 8 more

Azhinjalpattu, Vembakkam taluk

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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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

PROCEEDINGS OF THE DISTRICT TOWN ANDCOUNTRY .ANNING OFFICE, ASSISTANT DIRECTOR (FAC) TIRUVANNAMALAI DISTRICT.

Present: Thiru., T.Duraichamy., D.C.E.,

nber:SWP/BPA/849476/2026 Dated:30.10.2026

Subject : **Industrial Building** – DTCP, Tiruvannmalai - Tiruvannamalai District, Vembakkam Taluk, Vembakkam Panchayat Union, Azhinjalpattu Village and Panchayat, SIPCOT Industrial Park (Approved Layout L.P/D.T.C.P (Tv.malai) No.234/2025) Plot No.11, at Survey Nos. 4B PT, 5 PT, 6B/1, 6B/2, & 7B and Site Extent of 18251.32 SQ.M (4.51 Acre) & the FSI Area of the Building – 5628.04 Sq.mt Consist of the proposed construction Industrial Building – Granting technical clearance / permission for construction – order issued - Reg.

Reference :

1. Applicant **M/s. Premier Steel Complex Pvt Ltd.,** Rep. by. Mr.V.Karthik Online Application Reference No. SWP/BPA/849476/2026, Received Dated: 29.05.2026
2. This office letter dated: 09.10.2026 (Addressed to the Applicant for fee requested).
3. Date of receipt of payment from Applicant's Dated: 28.10.2026
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, Housing and Urban Development Department, Dated: 05.01.2021.
8. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
9. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
10. G.O.No.225, Housing and Urban Development [UD4(1)], Department, Dated: 26.11.2024.
11. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
12. G.O.(MS) No.01, Housing and Urban Development UD4(1)

Department, Dated: 02.01.2023.

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. 21075/2009/BA1, Dated: 27.06.2012
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
17. District Fire officer, Tiruvannamalai, PP Noc No.11775/NOC/NMSB/2026, Dated: 17.08.2026

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Order

Tiruvannamalai District, Vembakkam Taluk, Vembakkam Panchayat Union, Azhinjalpattu Village and Panchayat, SIPCOT Industrial Park (Approved Layout L.P/D.T.C.P (Tv.malai) No.234/2025) Plot No.11, at Survey Nos. 4B PT, 5 PT, 6B/1, 6B/2, & 7B and Site Extent of 18251.32 SQ.M (4.51 Acre) & the FSI Area of the Building – 5628.04 Sq.mt Consist of the proposed construction Industrial Building - To construct a the Proposed Industrial Building Site Approval under **earmarked "A to D "** with also Building Plan technical clearance No: **BP/AD-DTCP (TVM) NO: 61/2026**.

2. The area statement for the Proposed Industrial building is as below.

Area of Site – 18251.32 SQ.M (4.51 Acre)

Building details: Proposed Industrial Building

S.No.	Block Details	F.S.I Area Sq.m	Non F.S.I Area Sq.m	Total Sq.m
1	Block -1 Factory Building Ground Floor	4652.94	-	4652.94
2	Block -1 Factory Building Mezzanine Floor (Office)	676.15	-	676.15
3	Block - 1 Factory Building Canopy Area	116.97	-	116.97
4	Block - 2 Electrical Room – Ground Floor	53.74	-	53.74
5	Block – 3 Security Room – Ground Floor	16.67	-	16.67
6	Block – 4 Security Room – Ground Floor	16.67	-	16.67
7	Block - 5 Electrical Room – Ground Floor	53.74	-	53.74
8	Block - 6 Watchmen Booth – Ground Floor	-	6.25	6.25

9	Block - 7 Watchmen Booth – Ground Floor	-	6.25	6.25
10	Block - 8 Fire Tank – Ground Floor	30.18	-	30.18
11	Block - 9 Fire Pump Room – Ground Floor	10.98	-	10.98
	Total	**5628.04**	**12.50**	**5640.54**

FSI Area – 5628.04 sqm

FSI – 0.308

Total HP – 150 HP

Lorry parking - 08 Nos

Car parking - 05 Nos

Two wheelers parking - 76 Nos

Cycle parking - 76 Nos

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

Special Conditions

1. Conditions stipulated in the Fire NOC cited in the reference 17th issued by District Fire officer, Tiruvannamalai, Tamil Nadu Fire and Rescue Services, is to be followed scrupulously.
2. Conditions stipulated in the government order cited in the reference 5th issued by Housing and urban development department is to be followed scrupulously.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
5. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rule 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.

6. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
7. 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.
8. 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.

1. Scrutiny Fees Rs. 38659/- Dated.29.05.2026
2. Centage Charge Land Rs.300/- Dated.28.10.2026
3. Centage Charge Building Rs. 4000/- Dated.28.10.2026
4. Display Board Rs.1500/- Dated. 28.10.2026
5. Infrastructure and Amenities Charges Rs.983052/- Dated.28.10.2026
6. Development Charges for Land Rs. 91260/- Dated. 28.10.2026
7. Development Charges for Building Rs. 56400/- Dated. 28.10.2026
8. Shelter Charges Rs. 13486/- Dated. 28.10.2026

To,

The Block development officer,
Vembakkam Pachayat Union,
Vembakkam Taluk,
Tiruvannamalai District.

Copy To.

M/s. Premier Steel Complex Pvt Ltd,
Rep.by. thiru.V.Karthick
Plot No - 11,Sipcot Industrial Complex Phase I Cheyyar,
Vembakkam Takuk
Azhinjalpattu,
Tiruvannamalai District.

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

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

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.