

PP

APPROVAL RECORD

Planning Permission

Nagapattinam

Ariyalur 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 ASSISTANT DIRECTOR,
DISTRICT TOWN AND COUNTRY PLANNING, ARIYALUR DISTRICT.

Online Building Plan Application- Technical Approval

Online Application Number: SWP/BPA/013671/2023

Date: 08/09/2023

Subject:

Industrial Building- District Town and Country Planning Office - Ariyalur - Ariyalur District -Ariyalur Taluk – Rayampuram Panchayat - Rayampuram Village, S.F.NO:10/1B, 10/2, - Site Extent - 5550 Sq.m -FSI area – 2661.50 Sq.m 3 Blocks
Proposed Construction Industrial buildings- Technical Approval issued- Forwarding for further action- Regarding.

Reference:

1. Applicant M/s Vels Agro Industries Private Limited, Managing Director A Asaithambi, , Online Application No. SWP/BPA/013671/2023 , Dated : 23.08.2023.
2. Demand raised by this office through online dated 07.09.2023.
3. Date of receipt of payment of fee from the Applicant: 07.09.2023.
4. G.O. Ms. No.86, Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O. Ms. No.85, Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O. Ms. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
8. G.O. Ms. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
9. G.O. Ms. No.18 & 16, Municipal Administration and Water Supply Department, Dated: 04.02.2019 and 31.01.2020 respectively.
10. G.O. No. 54, Housing and Urban Development Department, Dated :12.03.2020
11. G.O. No. 79, Housing and Urban Development Department, Dated: 04.05.2017

12. Circular of Commissioner of DTCP, Chennai ROC No. 4367/2019-PA2, Dated: 07.03.2019 and 14.03.2019.
13. Circular of Commissioner of DTCP, Chennai ROC No. 7486/2009-PA2, Dated: 16.04.2009.
14. Circular of Commissioner of DTCP, Chennai ROC No. 21075/2009-PA1, Dated: 27.06.2012.
15. Circular of Commissioner of DTCP, Chennai ROC 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. Circular of Commissioner of DTCP, Chennai N.K. No. 4367/2019-BA2, Dated: 06.11.2019 and 14.08.2021.
18. Director of DTCP, Chennai Power Delegation Circular ROC No. 7963/2022- K1, Dated: 11.04.2023.
19. Joint Director Agricultural Department, Letter No.: A2 /4950/2023 Dated: 31.08.2023.
20. District Fire & Rescue Services, Perambalur & Ariyalur , Noc No. 5473/A/ 2023 Dated: 31.08.2023.

Order:

Ariyalur District - Ariyalur Taluk – Rayampuram Panchayat- Rayampuram Village,
S.F.NO:10/1B, 10/2, has an extent - 5550 Sq.m in which the applicant has planned to construct industrial buildings with FSI area of 2661.50 Sq.m (3 Blocks) Hence, the site is earmarked as “A to E” and Building plan Technical Clearance No: **B.P (Industry)/A.D.DTCP (A.D.) No. 06/2023.**

Details of Proposed site are as follows:

Total Site Area: 5550.00 sqm

Description	FSI Area (in sqm)	Non-FSI Area (in sqm)	Total Area (in sqm)
Block 1	2165.23	0	2165.23
Block 2	393.84	0	393.84
Block 1	102.43	0	102.43

Total FSI Area: 2661.50 sqm

Special Conditions:-

1. Planning permission is granted in accordance with the Town & Country Planning Act's guidelines and any rules that have been made there under. It does not address structural stability issues, such as safety during construction, as those are dealt with by the Building Rules under the Local Bodies Act. The granting of a planning permit is contingent upon the applicant or developer, as well as the architects, licensed surveyors, and structural engineer involved in the development, ensuring that the developments are structurally sound and that adequate safety precautions are taken throughout the construction process.
2. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
3. All of the aforementioned requirements should be satisfied in order to receive a clearance certificate from the Central/State Government.
4. "Urban Development Department has not legally confirmed the land ownership of the applicant by giving technical clearance. Before granting technical permission only the documents (deed, lease deed, lease, endowment, public power deed etc.) submitted with the applicant's application are verified as to whether the applicant is entitled to develop. Thereby it is initially seen whether the applicant has the right to develop. Any person who wishes to purchase the property must separately confirm the applicant's ownership of the property. And if any other individual claims the same, they can settle the same before a court of appropriate jurisdiction. The Department of Urban Development is not the appropriate body to decide this."
5. As per TN Combined Development Building Rules (TNCDBR 2019), the FSI (Floor Space Index), setback areas, and parking areas at the proposed construction site should be given in the Display Board at site premises.
6. Electrical wiring during construction in the proposed site should be erected by the approved Government Licensed holder.
7. The conditions imposed in Fire NOC cited in the reference no. 20 should be followed,

8. Conditions stipulated in the No Objection certificated obtained from central and state government departments must be fulfilled scrupulously.

9. The provision in G.O (Ms) No.17, Housing and Urban Development (UD 4(3)) Department dated:05.02.2016 relating to installation and use of solar energy system to be followed.

General Conditions:-

- 1) A solar water heating system needs to be installed for the proposed building.
- 2) Parking area should be utilized for what it is indicated on the map.
- 3) The openings displayed on the plot must be placed appropriately.
- 4) Do not alter any deviations from the approved drawing that are in the building. If making changes, this authority's prior consent should be sought.
- 5) According to G.O. Ms. Nos. 18 and 16, Municipal Administration and Water Supply Department, dated: 04.02.2019 and 31.01.2020, respectively, rain water harvesting facilities as illustrated on the map are to be implemented in the building.
- 6) Mosquito repellent should be installed in the plot's overhead tank and well for drinking water.
- 7) The proposed structure should include fire safety measures as required by law and fire extinguishers should be installed.
- 8) According to G.O. Ms. No. 341, Department of Municipal Administration and Drinking Water Supply (N.N.1), septic tanks must have U traps fitted as of 3.11.2004.
- 9) The Environmental and Forest Department recommends using "Fly Ash Bricks" and Materials during building.
- 10) In order to evacuate sewage under section 25 of the Tamil Nadu Pollution Control Board Act 1974, the proper permission must be obtained.
- 11) As per the G.O. Ms No. 255, Rural Development (C-2), Dated: 18.08.1997, Rural Building Development Rules, Industrial Building should be constructed.

12) To obtain consent of TNPCB under Water (Prevention & control of Pollution) Act, 1974 as amended and the Air (Prevention and Control of Pollution) Act, 1981 as amended.

13) The applicant's documents serve as the basis for the commercial building approval. The approval will be revoked immediately if the documents need to be corrected or are incorrect.

14) Building and equipment details must be kept up to date with the approved plan. The applicant should contact this office if there are any changes that are required.

15) The local authority shall also collect scrutiny fees of Rs. 1000/- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 11 cited above. The payment of charges shall be made under the following head of account.

Head of account:

0217 Urban Development- 60

Other Urban Development Schemes- 800

Other Receipts- AS Receipts under Land Use Conversion Charges- 27

Non Taxation fees -09 Collection (DPC: 0217-60-800-AS- 22709)

16) .The Local authority shall accord permission duly following the rules / regulations / orders issued from time to time under the respective acts. The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this office for record. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

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

1. Scrutiny Fees – Rs.13, 648 /- paid by online on 23.08.2023.
2. OSR Fees- Rs.27750/- paid by online on 05.09.2023
3. Centage Charge for building – Rs. 3000/- paid by online on 07.09.2023.

4. Centage Charge for Land– Rs. 300/- paid by online on 07.09.2023.
5. Display Board Charges- Rs. 1,500/- paid by online on 07.09.2023.
7. Infrastructure and Amenities Charges- Rs. 5,00,456/- paid by online on 07.09.2023.
6. Armed Force Flag Day Fund- Rs. 10,000/- paid by cheque no. “501217” on 07.09.2023

Enclosure:- Original Map – 1 Set

Assistant Director
District Town & Country Planning
Ariyalur District

To:

Block Development Officer,
Ariyalur Panchayat Union/ Taluk,
Ariyalur District

Copy to :

M/s Vels Agro Industries Private Limited,
Managing Director A Asaithambi,
No. 532, Old Colony, Anna Nagar,
Poyyathanallur, Illuppaiyur, Ariyalur- 621718

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](#)



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

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

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

