

PP

APPROVAL RECORD

Planning Permission

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 OF
ARIYALUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: THIRU.E.RAJENDRAN, B.E.

Additional Industrial Building – Ariyalur District Town & Country Planning Office
– Ariyalur District – Ariyalur Taluk – Thirumanur Panchayat Union – Poondi Village – Comprised in Survey Nos: 84/1A2, 1B1, 4; 99/1 with total site extent of 20800.00 Sq.m – The FSI Area of 6188.19 Sq.m for Proposed Additional Industrial Building with additional site area (Aerated water/Soft drink) with total HP is 2520.20 H.P – Technical Concurrence issued – Forwarded for further action – Reg

- Reference:
1. Applicant. M/S.Bellberries Foods And Beverages LLP, Ariyalur District Online Application No. SWP/BPA/783941/2026, Dated: 19.02.2026.
 2. Director of Town and Country Planning Proceedings ROC No. SWP/BPA/783941/2026, dated: 30.04.2026.
 3. This Office Letter, Dated: 02.05.2026. (Demand Fees requested)
 4. Date of receipt of payment of fee from the Applicant's: 04.05.2026.
 5. 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. Ms. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
 11. Circular of Commissioner of DTCP, Chennai ROC No. 4367/2019-PA2, Dated: 07.03.2019 and 14.03.2019.
 12. Circular of Commissioner of DTCP, Chennai ROC No. 7486/2009-PA2, Dated: 16.04.2009.
 13. Circular of Commissioner of DTCP, Chennai ROC No. 21075/2009-PA1, Dated: 27.06.2012.
 14. Circular of Commissioner of DTCP, Chennai ROC No. 12201/2017-PA1, Dated: 22.09.2017.
 15. Circular of Commissioner of DTCP, Chennai ROC No. 14227/2017-CP, Dated: 14.12.2017.

16. Circular of Commissioner of DTCP, Chennai Na.Ka. No. 4367/2019–BA2, Dated: 06.11.2019 and 14.08.2021.
17. Director of DTCP, Chennai Power Delegation Circular ROC No. 7963/2022–K1, Dated: 23.04.2022.
18. District Officer, Fire and Rescue Operations Station, Perambalur, Letter PP NOC No.8568/NOC/NMSB/2026, Dated: 13.03.2026.
19. The Joint Director, Agriculture Department, Ariyalur District Letter No: ஆ.2/2214/2025, Dated: 16.03.2026.
20. G.O. Ms. No.53, Housing and Urban Development Department, Dated: 28.02.2024, G.O. Ms. No.154, Housing and Urban Development Department, Dated: 07.10.2025 and G.O. Ms. No.171, Housing and Urban Development Department, Dated: 30.10.2025, G.O. Ms. No.155, Housing and Urban Development Department, Dated: 08.10.2025.
21. Director of Town and Country Planning Proceedings ROC No. SWP/BPA/004723/2022, dated: 23.12.2022.
22. Deputy Director (i/c) of District Town and Country Planning Office, Ariyalur Proceedings ROC No. SWP/BPA/004723/2022, dated: 26.12.2022.

Order:–

Ariyalur District, Ariyalur Taluk, Thirumanur Panchayat Union, Poondi Village, Comprised in Survey Nos: 84/1A2, 1B1, 4; 99/1 with total site extent of 20800.00 Sq.m. The FSI Area of 6188.19 Sq.m for Proposed Additional Industrial Building (Aerated water/Soft drink) with total HP is 2520.20 H.P.

With reference 2nd cited, Technical Concurrence is issued by The Director, Town and Country Planning Department dated: 30.04.2026. Hence, the site is earmarked as "A to R" and Building plan Technical Clearance No: **B.P./DTCP(A.D.) No.07/2026.**

Details of the Proposed Additional Industrial Building with additional site area (Aerated water/Soft drink) is as follows:

Proposal Details:

Total Site Area – 20800.00 Sq.m (Existing Area = 14000 Sq.m + Proposed Area = 6800 Sq.m)

**Proposed Additional Industrial Building
(Aerated water /Soft drink Industry – Orange Category)**

S.No	Block	Description	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total Built-up Area (Sq.m)
1	Block – 1 Manufacturing Shed	Ground Floor	4340.11	–	4340.11
		Mezzanine Floor	1800.00	–	1800.00
2	Block – 3 Scrap Yard	Ground floor	48.08	–	48.08
Total			6188.19	–	6188.19

Total FSI Area = Already Approved Existing FSI area – Demolished Area + Proposed FSI area
4036.64 – 24.00 + 6188.19

Total FSI Area – 10200.83 Sq.m

FSI – 0.49

Total H.P – 2520.20 H.P

OSR Area – 2084.95 Sq.m (10.02%) (OSR Earmarked)

The Above building approval u/s 47(A) of Tamil Nadu Town and Country Planning Act 1971.

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

Special Conditions:–

1. The Boundary of the OSR has been marked as "1 to 6" having an OSR area of 2084.95 Sq.m (10.02%) shown in the site plan should be retained an Open space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
2. 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.
3. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
4. All of the aforementioned requirements should be satisfied in order to receive a clearance certificate from the Central/State Government.
5. "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."
6. As per Tamil Nadu 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.
7. Electrical wiring during construction in the proposed site should be erected by the approved Government Licensed holder.
8. The applicant shall adhere to the guidelines provided by the Department/Official in 18th, 19th and 20th reference cited.
9. If any deviations will be identified, the notice will be issued u/s 56 & 57 of T&CP Act, 1971. If any additional buildings/uses constructed without approval.
10. Conditions mentioned in the No Objection certificates obtained from the Central and State Govt. Departments must be followed scrupulously.

11. The Tamil Nadu Government in G.O. Ms .No 112, Housing and Urban Development Department dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertises, Market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project or Part of it only after registering the Real Estate project with the Real Estate Regulatory Authority.
12. To obtain consent of TNPCB (Prevention & control of Pollution) Act, 1974 as amended and the Air (Prevention and Control of Pollution) Act, 1981 as amended.
13. 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) A solar water heating system needs to be installed for the Proposed Additional Industrial Building.
- 2) Parking area should be utilized for what it is indicated on the map.
- 3) Electrical Vehicle Charging Station or Charging facility should be Provided.
- 4) The openings displayed on the plot must be placed appropriately.
- 5) 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.
- 6) 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.
- 7) Mosquito repellent should be installed in the plot's overhead tank and well for drinking water.
- 8) The proposed structure should include fire safety measures as required by law and fire extinguishers should be installed.
- 9) 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.
- 10) The Environmental and Forest Department recommends using "Fly Ash Bricks" and Materials during building.
- 11) In order to evacuate sewage under section 25 of the Tamil Nadu Pollution Control Board Act 1974, the proper permission must be obtained.
- 12) As per the G.O. Ms No. 255, Rural Development (C-2), Dated: 18.08.1997, Rural Building Development Rules, Proposed Additional Industrial Building should be constructed.
- 13) The applicant's documents serve as the basis for the Proposed Additional Industrial 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) 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.
- 16) As per G.O.79 and G.O.53, The local body should collect 3% Guide Line Value as Land Conversion Charges prior issuing of final approval. The account detail is below:
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 Collections (DPC: 0217–60–800–AS 22709)

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

- 1) Scrutiny Fees – Rs. 51,215/- paid on 19.02.2026.
- 2) Infrastructure and Amenities Charges (Challan No. 20260504005834) – Rs. 11,77,444/- paid on 04.05.2026.
- 3) Centage Charges (Challan No. 20260504005834) – Rs.2,500/- paid on 04.05.2026.
- 4) Display Charges – Rs. 1,500/- paid on 04.05.2026.
- 5) Shelter Charges (Challan No. 20260504005929) – Rs. 26,223/- paid on 04.05.2026.
- 6) Development Charges for Land – Rs. 1,04,000/- paid on 04.05.2026.
- 7) Development Charges for Building – Rs. 1,03,310/- paid on 04.05.2026.

Encl: Building Drawing (3 Sheets)

To:

The Special Officer/Block Development Officer,
Thirumanur Panchayat Union Office,
Ariyalur District.

Copy to:

M/S.Bellberries Foods And Beverages LLP
No.58H, 3rd Cross,
Rajaji Nagar,
Ariyalur Taluk,
Ariyalur District – 621704

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.

