

PP

APPROVAL RECORD

Planning Permission

Dindigul

Dindigul 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 Deputy Director(i/c), District Town and country Planning,
Dindigul District, Online Building Application – Planning Permission
Present Thiru.P.Velmurugan, B.E.,

Roc. No. SWP/BPA/0009134/2023

Dated: 22 .12.2023

Subject : Industrial Building– Office of the Dindigul District Town and Country Planning – Dindigul District – Nilakottai Taluk – Noothalapuram village, S.F.Nos.171/5, 6; 172/1; 183/1A, 1B1, 2A, 2B, 3A; 184/1, 2, 3, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 9; 185/1, 2, 186 and Athoor taluk, Sitharevu village, S.Nos.1265/6, 12, 13, 14, 15; 1266/1, 2, 3, 4, 5; 1267/3 – Site area of 133287.00 sq.m – FSI area of 24592.78sqm – Technical Concurrence issued – Forwarded for further action – Regarding.

Reference: :

1. M/s. GAINUP INDUSTRIES INDIA PVT LTD, Online Application Reference No. SWP/BPA/0009134/2023, Received Dated: 24.04.2023.
2. Director, Town and Country Planning, Chennai online technical concurrence issued letter No. SWP/BPA/0009134/2023, date:27.11.2023.
3. G.O.Ms.No.86, Housing and Urban Development Department, dated 28.03.2012.
4. G.O. Ms.No.85, Housing and Urban Development Department, dated 16.05.2017.
5. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
6. G.O. Ms.No.18, Department of Municipal Administration and Water Supply dated 04.02.2019
7. G.O. Ms.No.16, Department of Municipal Administration and Water Supply dated 31.01.2020.
8. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
9. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spicell, Dated: 14.12.2017.
11. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
12. District Fire & Rescue Services, Dindigul District, Fire Noc K.Dis. No:813/E1/2023, Dated:31.01.2023.
13. Joint Director, Agriculture and Farmer welfare department Noc No: MaThi-4/11325/2022, Dated: 07.12.2022.

14. Demand payment Request Letter No. SWP/BPA/0009134/2023, date: 06.12.2023.
15. Applicant M/s. GAINUP INDUSTRIES INDIA PVT LTD, Demand Remittance letter No. SWP/BPA/0009134/2023, dated: 15.12.2023.

Order :-

With reference to the 1st Cited letter, the applicant M/s.Gainup Industries India Pvt Ltd, has requested for the approval of Industrial building at Dindigul District, Nilakottai Taluk, Noothalapuram village, S.F.Nos.171/5, 6; 172/1; 183/1A, 1B1, 2A, 2B, 3A; 184/1, 2, 3, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 9;185/1, 2, 186 and Athoor taluk, Sitharevu village, S.Nos.1265/6, 12, 13, 14, 15; 1266/1, 2, 3, 4, 5; 1267/3 – Site area of 133287.00 sq.m with a industrial building FSI area of 24592.78sqm.

The Industrial Building consist 10 Blocks, the Boundary of the site has been marked as "1 to 38" and 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. 437/2023** vide under reference No.2 of Director, Town and Country Planning, Chennai. In the site, the Building permission has been issued and numbered as **SWP/DTCP/DINDIGUL/Building Permission No.43/2023**.

Site Area (As per Patta): 133287.00 sq.m

Usage : Industrial Building (Orange Category)

The Building area Details

Description	FSI (Sqm)	Non FSI Area (Sqm)	Total Builtup Area (Sqm)
Main Block – Ground Floor	20065.59	–	20065.59
Office Block	929.03	–	929.03
Dining Hall–1	668.49	–	668.49
Dining Hall–2	668.49	–	668.49
Dining Hall–3	668.49	–	668.49
Dining Hall–4	668.49	–	668.49
Toilet Block–1	231.05	–	231.05
Toilet Block–2	231.05	–	231.05
Toilet Block–3	231.05	–	231.05
Toilet Block–4	231.05	–	231.05
Total	24592.78		24592.78

Total FSI Area: 24592.78 sqm,

$$\text{FSI} = 24592.78 / 133287 = 0.184 > 1.5$$

The Technical Clearance is issued with the following General and Special Conditions

SPECIAL CONDITIONS

1. The OSR area (A to Q) 13358sq.m shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. 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.
5. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
6. 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.

7. 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.
8. No objection certificate from the TANGEDCO is to be obtained for the Tower line passing through the site.
9. Patta channel is to be rerouted without changing the entry and exit point and slope.

GENERAL CONDITIONS

1. Solar water heating system to be provided to the proposed 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. The Applicants/developer and also the architects/RE/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 and 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's details at the place of construction.
 11. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the President, Noothalapuram Panchayat and Sitharevu Panchayat if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.
 12. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of nonplanned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval
- 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)

Fees Paid details

Si.No.	Charges	Amount in Rupees	Amount Paid Date
1.	Scrutiny Fees	2,49,116.00	24.04.2023
2.	Centage Charge for Land	300.00	15.12.2023
3.	Centage Charge for Building	2,000.00	15.12.2023
4.	Infrastructure and Amenities Charges	46,23,484.00	15.12.2023
5.	Display Board Charges	1,500.00	15.12.2023
6.	Shelter Charges	14,252.00	15.12.2023
7.	Security Deposit Charges	Not applicable	
8.	CC Charges	Not applicable	

9.	OSR Charge	Not applicable
10.	Development charge for Land	Not applicable
11.	Development charge for Building	Not applicable
12.	Premium FSI Charges	Not applicable

(E.Signed)

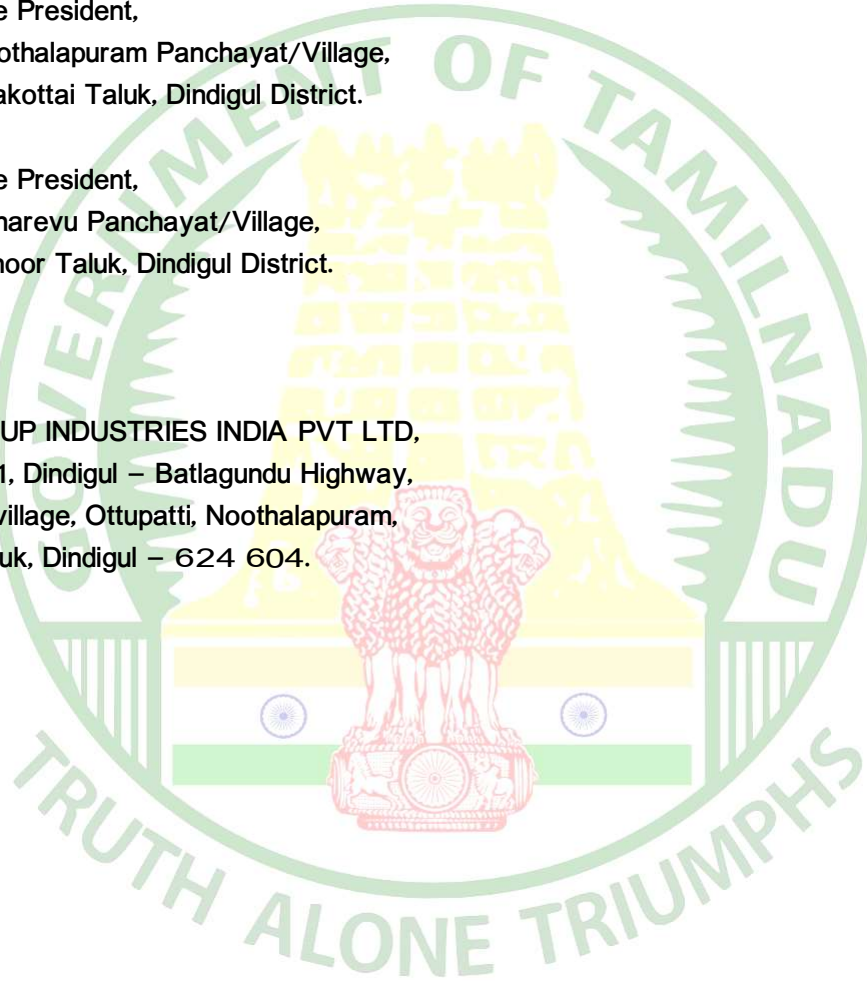
Deputy Director(i/c),
District Town and Country Planning office,
Dindigul District

To

1. The President,
Noothalapuram Panchayat/Village,
Nilakottai Taluk, Dindigul District.
2. The President,
Sitharevu Panchayat/Village,
Athoor Taluk, Dindigul District.

Copy to

M/s. GAINUP INDUSTRIES INDIA PVT LTD,
No.13/341, Dindigul – Batlagundu Highway,
Sitharevu village, Ottupatti, Noothalapuram,
Athoor Taluk, Dindigul – 624 604.



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.

[/landlens/verify-my-land](#)



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.

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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

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
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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.

