PP APPROVAL RECORD

Planning Permission

Erode

Erode 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 DEPUTY DIRECTOR (I/c)
ERODE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT : R.RANI B.E.,
DEPUTY DIRECTOR (I/c)

Online Building Plan Application - Technical Clearance
Application Number: SWP/BPA/0011062/2023

Sir,

Subject : Industrial Building - Erode District - Anthiyur Taluk, Mukasipudhur Village, S.No: 118/2, 3, 4B, 12, 13, 14, 18, 188/1A, 189/ 8B & 9B, Site area of 78265.00 Sq.m - FSI area of 19375.52 Sq.m- Technical clearance issued - Forwarded for further action - Regarding.

Reference :

1. M/s.SPAC Starch Products (India) Private Limited., Online Application Reference No. SWP/BPA/0011062/2023, Received Dated: 10.07.2023
2. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
3. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
4. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
5. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
6. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
7. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
8. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
9. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Splcell, Dated: 14.12.2017.
13. Tamil Nadu fire and Rescue Services Department DGP / Director Lr.R.Dis.No.6484/C1/2023, PP.NOC.No.66/2023, dated. 12.05.2023.
14. Tamil Nadu fire and Rescue Services Department DGP / Director Amendment K.Dis.No.9581/C1/2023, dated. 07.07.2023.
15. Joint Director of Agriculture, Erode District, Roc.No:A4/15/2022(336) Dated : 26.09.2022.
16. . Executive Engineer Public Works Department Erode District Roc.No:248/2023/Ko.32/Assistant Executive Engineer(Section)

Date:09.03.2023.

17. Tamil Nadu Pollution Control Board (Water) Consent No:2301151531003, Proceeding No:T2/TNPCB/F.1658PND/RC/PND/W/2023, Dated:26.06.2023.

18. Tamil Nadu Pollution Control Board (Air) Consent No:2301151531003,ProceedingNo:T2/TNPCB/F.1658PND/RC/PND/A/2023, Dated:26.06.2023.

19.Demand for paying the fee issued to applicant on 09.08.2023

20.Fee paid details received from Applicant on 11.08.2023

Order:

1. With reference to the 1st Cited letter, the applicant M/s.SPAC Starch Products (India) Private Limited has requested for the approval of Industrial building at Erode District, Anthiyur Taluk, Mukasipudhur Village, S.No: 118/ 2, 3, 4B, 12, 13, 14, 18, 188/ 1A, 189/ 8B & 9B, Site area of 78265.00 Sq.m.- FSI area of 19375.52 Sq.m the site has been marked as "1 to 45 ".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: 287 / 2023 and The Technical Clearance for the Proposed Industrial Building with FSI Area of 19375.52 Sq.m Sqm in the site has been issued and numbered as **SWP/DTCP/Erode/Building Permission No.40/2023**.

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

   Area of Site- 78265.00Sq.m

Building area details: Industrial Building

S.No.	Description	FSI Area (in sq.m)	Non FSI Area (Sq.m)	Total Built up Area(in sq.m)
01	Block – 1 (Fermentation Plant)	1636.71	-	1636.71
02	Block – 2 (Distillation & Integrated Evaporation Plant)	760.26	-	760.26
03	Block – 3 (Decantation, DDGS Dryer & DDGS Godown)	872.58	-	872.58
04	Block – 4 (Loading/Unloading Shed)	54.00	-	54.00
05	Block – 5 (TG Building)	992.12	-	992.12
06	Block – 6 (Boiler Shed)	734.75	-	734.75
07	Block – 7 (Admin)			
	Ground Floor	390.59	-	390.59
	First Floor	390.59	-	390.59
08	Block – 7 (Canteen)			
	Ground Floor	118.76	-	118.76
	First Floor	118.76	-	118.76
09	Block – 9(Weigh Bridge Office)	29.58	-	29.58
10	Block – 10 (Toilet)	38.99	-	38.99
11	Block – 11(Coal Storage)	369.02	-	369.02
12	Block – 12 (Milling Section Plant)	239.25	-	239.25
13	Block – 13 (Grain Silo – 2 Nos)	1421.01	-	1421.01
14	Block – 14 (PESO Plant)	3882.87	-	3882.87
15	Block – 15 (CO2 Plant)	987.00	-	987.00

16	Block – 16 (CPU)	2831.93	-	2831.93
17	Block – 17 (WTP)	1386.39	-	1386.39
18	Block – 18 (RWT / FWT)	1498.36	-	1498.36
19	Block – 19 (Cooling Tower – 1)	390.00	-	390.00
	Block – 20 (Cooling Tower – 2)	160.00	-	160.00
	Block – 21 (Cooling Tower – 3)	72.00	-	72.00
	Total	19375.52	-	19375.52

FSI Area – 19375.52Sq.m

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

Special Conditions

1.The OSR area (ear marked as A to K) 8931.00 Sqm 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.

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. 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. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in– case of non–planned 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

Sl. No.	Charges		Amount in Rupees
1.	Scrutiny Fees		162797/-
2.	Centage Charges	for Building	32500/-
3.		For Land	3000/-
4.	Infrastructure and Amenities charges		4950000/-
5.	Display Board		10000/–
6.	Shelter Charges		29041/-

Deputy Director(i/c),
District Town and Country Planning Office,
Erode District.

To

The President,

Mukasipudhur Panchayat

Anthiyur Taluk

Erode District.

1) Mr. Spac Starch Products India Private Limited
No. 64/55,
Muthuvelappa Veethi,
Erode-638001

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
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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.