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.

Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

+91 9996 12 9996

verified.realestate

PROCEEDINGS THE DEPUTY DIRECTOR(I/C)

Erode District Town and country Planning Office,

PRESENT: R.RANI.B.E

DUPUTY DIRECTOR(I/C)

SWPApplicationNumber: SWP/BPA/200154/2024

: **IndustrialBuilding**–Directorate of Town and Country Planning - Chennai-107 – Erode District – Perunthurai Taluk, Perunthurai Village - S.F.No.191/7pt,194/3pt,204/1pt,2pt,205/1pt,2,3,4pt,5pt, 6pt,7pt,9pt,10,11,12,13pt,14pt,15pt – Site Extent of 20306.00 Sq.m in Revised Approved SIPCOT Layout LP/ED No.159/2022 – FSI area of 5016.89 Sq.m – Planning permission issued – Forwarded for further action - Regarding.

Reference :

1. M/s.Project Officer SIPCOT, Online Application No.SWP/BPA/200154/2024, Dated: 24.04.2024 and 05.09.2024
2. The Assistant Director, Erode, Inspection Report on Dated:13.05.2024.
3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O.No.01,HousingandUrbanDevelopmentDepartment, Dated: 05.01.2021.
6. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
7. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
8. G.O.No.54,HousingandUrbanDevelopmentDepartment, 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. 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/Spl.Cell, Dated:14.12.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
14. G.O.No.291,RevenueDepartmentDated:26.05.2008.
15. DeputyDirector(i/c),ErodeDistrictTownandCountryPlanning Office, Proceeding No.1491/2022 [illegible], Dated:19.05.2022.

16. DistrictOfficer,Fire&RescueServicesDepartment,Erode, NOC No.8400/இ1/2024, Dated:14.06.2024.
17. Demand For Paying the fee issued to applicant on 07.09.2024
18. Fee Paid details received from Applicant on 21.10.2024

Order

1. With reference to the 1st Cited letter, the applicant M/s Project Officer SIPCOT has requested for the approval of Industrial building at Erode District, Perunthurai Taluk, PerunthuraiVillage, S.F.No.191/7pt, 194/3pt, 204/1pt, 2pt, 205/1pt,2, 3, 205/4pt, 5pt, 6pt, 7pt, 9pt, 10, 11, 12, 13pt, 14pt, 15pt Site Extent of 20306.00 Sq.m, in Revised Approved SIPCOT Layout L.P/E.D No.159/2022, Dated.19.05.2022 Plug and Play Area(PPA1),FSIareaof5016.89Sq.m.TheAssistantDirectorofErodeDistrictTown and Country Planning Office has recommended the proposal with a site inspection remark.
   Based on the Assistant Director recommendation, the applicant request has been accepted.TheTechnicalConcurrenceisissuedundersection47ofTownandCountry Planning Act, 1971 for the above proposal and numbered as **B.P/D.T.C.P No:433/2024**. And The Technical Clearance for proposed Industrial Building has been issued and Numbered as **SWP/DTCP/Erode/Building Permission No.38/2024**
2. TheareastatementfortheIndustrialBuildingisas below.

AreaoftheSite–20306.00 Sq.m.

IndustrialBuildingdetails: GreenCategorybuildinginPlugandPlayarea.

S.No.	Description	FSIArea (sqm)	Non FSI Area(sqm)	TotalBuildup Area (sqm)
1	**Block–1(Factory)**			
	GroundFloor	4341.57	-	4341.57
	MezzanineFloor	478.23		478.23
2	**Block–2(SecurityRoom)**			
	GroundFloor	10.50	-	10.50
3	**Block–3(Substation)**			
	GroundFloor	60.00	-	60.00
4	**Block–4(PumpRoom&UGSump)**			
	GroundFloor	126.59	-	126.59
TotalArea		**5016.89**	**-**	**5016.89**

TotalFSIArea–5016.89sq.m FSI Achieved – 0.247
TheTechnicalClearanceissuedwiththefollowingSpecialandGeneralConditions:

SpecialConditions

1. TheOSREarmarkedas1to4area2424.62sq.misshowninthesiteplanshouldbe retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
2. Itisresponsibilityofthebuilderstoensuresafebearingcapacityofthesoiland 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 CountryPlanningActandtherulesmadethereunderanddoesnotcoverthestructural stabilityaspectsincludingthesafetyduringtheconstructionwhicharecoveredunder theBuildingRulesundertheLocalBodiesAct.PlanningPermissionisissuedsubject totheconditionthattheapplicant/developerandalsothearchitect/LicensedSurveyors 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 bytheapplicant'sisbeingverifiedfortheapplicant'sentitlementtodevelopinthesite.

   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,theycansettleitbeforetheappropriatecompetentcourt.TheDirectorateof TownandCountryPlanningDepartmentisnottherightorganizationtodecideonthis.

7. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4(3)) Departmentdated:05.02.2016relatingto installationand useof solarenergysystem should be followed.

GeneralConditions

1. Solarwaterheatingsystemtobeprovided totheproposed industrialbuilding.Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. Parkingareatobeutilizedonlyforparkingpurposementionedasperapproved drawing.
3. No additions / alterations to be made without necessary permission ofthisoffice. In case any alterations required proper revised approval should be obtained.
4. RainwaterharvestingshouldbeprovidedasperthedirectionsmentionedinG.O.18 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 31.01.2020.
5. Applicantshouldarrangetodisposesewagebyvehicleathisowncostandnecessary drinking water provision to be provided at applicant's own cost.
6. MosquitonettingtobeprovidedatOHTandwell.
7. FirerescueequipmentshouldbeprovidedasperRules.
8. AsperGONo341MAWSdated03.11.2004"U"Trapintheseptictankdesigntobe provided.
9. FlyAshbricksandMaterialsmustbeusedforconstruction.
10. As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019adisplayboardof size60cmx120cmtobeerectedwhichshows 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- caseofnon-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-Taxationfees- 09 Collections (DPC: 0217-60-800-AS 22709) Fees Paid Details.Fees Paid details

Si.No.	Charges	Amount in Rupees	Amount Paid Date
1.	Scrutiny Fees	40884.00/-	24.04.2024
2.	OSR Charge	Not applicable	
3.	Centage Charge for Land	6000.00/-	21.10.2024
4.	Centage Charge for Building	10000.00/-	21.10.2024
5.	Infrastructure and Amenities Charges	962739.00/-	21.10.2024
6.	CC Charges	Not applicable	
7.	Security Deposit Charges	Not applicable	
8.	Display Board Charges	1500.00/-	21.10.2024
9.	Shelter Charges	8486.00/-	21.10.2024
10	Development Charges for land	152438.0/-	21.10.2024
11.	Development Charges for Building	94313.0/-	21.10.2024
12.	Premium FSI Charges	Not applicable	

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

To,

The Executive officer
Perundurai Town Panchayat,
Perundurai Taluk,
Erode District.

1) **Project Officer Sipcot Industrial Park,**
No-7Kovil Street N.N.Palayam,
Coimbatore South
Coimbatore 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

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.