

PP

APPROVAL RECORD

Planning Permission

Kallakurichi 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 DISTRICT TOWN AND COUNTRY
PLANNING OFFICE, ASSISTANT DIRECTOR,
KALLAKURICHI DISTRICT.**

Present: Thirumathy.C.Parvathy, B.E.,

Date:29.04.2026

Sub : Industrial Building – Directorate of Town and Country Planning,
Kallakurichi District – Shankarapuram Taluk – Shankarapuram Town
Panchayat, Kattuvananjur Village – SIDCO Revised Industrial Approval
Layout No;L.P/A.D.DTCP(K.D).No 158/2025-Plot Nos: 136 & 143 with a
extent of 2000.00 Sq.m – FSI Area of 1001.09 Sq.m – Industrial Building –
Planning permission issued – forwarded for further action - Reg..

- Ref : 1) M/s Walfit Paint and Chemical Products, Online Application Reference
No. **SWP/BPA/0812460/2026**, Dated:27.03.2026.
- 2) G.O.No.138, Department of Housing and Urban Development, Dated.
04.06.2004.
- 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.1, Department of Housing and Urban Development, Date.
05.01.2021.
- 6) G.O.No.18, and 16 Municipal Administrations and Water
Supply Department, Dated.04.02.2019and31.01.2020.
- 7) Circular of Commissioner of DTCP, Chennai No. 4367/2019/PA2,
dated. 7.3.2019 and 14.3.2019.
- 8) Circular of Commissioner of DTCP, Chennai NO. 7486/2009/PA2,
dated. 16.04.2009.

- 9) Circular of Commissioner of DTCP, Chennai No.21075/2009/PA1,dated.27.06.2012.
- 10) Circular of Commissioner of DTCP, Chennai No.12201/2017/PA1, dated. 22.09.2017.
- 11) Circular of Commissioner of DTCP, Chennai N.K.No. 14227/2017/CP, dated.14.12.2017.
- 12) Circular of Commissioner of DTCP, Chennai Letter N.K.No. 4367/2019/BA2, Dated: 06.11.2019and14.08.2021.
- 13) Director of DTCP, Chennai, Power Delegation Circular RocNo. 7963/2022/K1, dated. 11/04/2023
- 14) District Officer, Kallakurichi District, Fire & Rescue Service Department PPNOC.NO:9254/NOC/NMSB/2025, Dated.13.14.2026.
- 15) DTCP-Kallakurichi, SIDCO Revised Industrial Approval Layout No:L.P/A.D.DTCP(K.D).No 158/2025,

ORDER:

With reference to the 1st cited letter, the applicant has requested for the approval of Industrial Building at Kallakurichi District – Shankarapuram Taluk – Shankarapuram Town Panchayat, Kattuvananjur Village – SIDCO Revised Industrial Approval Layout No;L.P/A.D.DTCP (K.D).No 158/2025-Plot Nos: 136 & 143 with a extent of 2000.00 Sq.m – FSI Area of 1001.09 Sq.m – Industrial Building. The site has been boundaried as “A to D ” site approval is issued Industrial Building area as follows: This Office Site approval Issued through this Office Site Approval Number.SWP/DTCP/KALLAKURICHI/SITE APPROVAL No.71 /2026 & SWP/DTCP/KALLAKURICHI/BUILDING APPROVAL No.15 /2026 .

Proposal Details

Area of Site–2000.00Sq.m

Area Statement

Building Details (Industrial Building-Orange Category)

S.No	Description		FSI Area (Sq.m)	NonFSI Area (Sq.m)	Total Built - up Area (Sq.m)
1.	Block-A	Factory Building. (Ground Floor + Mezzanine Floor)	649.48	-	649.48
2.	Block-B	Factory Building	326.25	-	326.25
3.	Block-C	Toilet Building	25.36	-	25.36
SecurityRoom			-	6.25	6.25
STP & ETP			-	196.91	196.91
Total			1001.09	203.16	1204.25

FSI Area = 1001.09 Sq.m

FSI = 0.50

OSR = Approved Sidco Industrial Layout

Special Condition:

1)	It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations..
2)	Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
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 rule 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, Patta, gift deed & Power of Attorney, 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.

Conditions:

- 1) Solar Water heating system for proposed commercial building construction should be set up.
- 2) Parking area as intended in the map It should be used for same purpose.
- 3) The openings show non the plot shall be positioned accordingly.
- 4) Any deviation in the building contrary to the currently approved drawing do not change. If making changes Prior permission of this authority should be obtained.

- 5) Rainwater harvesting facilities as shown in the map, G.O No.18, and 16,Municipal Administration and Water Supply Department Dated. To be implemented in the building as on 04.02.2019 and 31.01.2020.
- 6) Sewage from the proposed building through private vehicles Evacuation, protected drinking water facility or beneficiaries and others Water facility as required by the petitioner at his own cost should be done.
- 7) For drinking water over head tank and well located in the plot Mosqu it or epellent should be installed.
- 8) Fire prevention as required by law in the proposed construction and Fire extinguishers should be installed.
- 9) G.O.No.341, Department of Municipal Administration and Drinking Water Supply (N.N.1).As on 3.11.04 U trap should be installed in septic tank.
- 10) Fly to proposed building as per notification of Environment and Forest Department Ash bricks and materials should be used.
- 11) Sewage under section 25 of the Tamil Nadu Pollution Control Board Act 1974.Due permission should be obtained regarding evacuation.
- 12) G.O.No.17, Department of Housing and Urban Development dated 05.02.2016.

To,

1,The Executive officer,
Shankarapuram Town Panchayat.
Shankarapuram Taluk,
Kallakurichi District,

Copy To,

**1, M/S. Walfit Paint and Chemical Products,
No . 3, Self Help Industrial Estate,
Keelkatalai, Chengalpattu - 600129,**

The Assistant Director,
District Town and Country Planning Office,
Kallakurichi District.

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

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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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.

