PP APPROVAL RECORD

Planning Permission

Karur 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 KARUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: Thirumathi. J.Sabari Priyanka., M.Plan.,

Online Building Plan Application – Planning permission

umber: SWP/BPA/857655/2026/TCP-2 Dated; 15.09.2026

dustrial Building – District Town and Country Planning, Karur District – Aravakurichi Taluk / Panchayat Union – Velampadi Panchayat/ Village – S.F. No: **643/2A1** – Proposed Construction of an Industrial Building (Orange Industry) - Site extent of 36700.00 Sq.m - FSI Area of 11906.07 Sq.m – Industrial Building – Technical Concurrence issued – forwarded for further action – Reg

Reference:

1. Director of Town and Country Planning, Chennai Technical Clearance No. B.P/DTCP No:592/2026.Dated : 27.08.2026
2. Applicant M/s. Hanniji Eco Polymers Private Limited, Online Application Reference No. SWP/BPA/857655/2026/TCP-2, Dated: 01.06.2026
3. G.O.86 Housing and Urban Development Department, Dated: 28.03.2012
4. G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O.01 Housing and Urban Development Department, Dated: 05.01.2021
6. G.O.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.54, Housing and Urban Development Department, Dated: 12.03.2020
9. Circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
10. Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012
11. Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
12. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
13. Joint Director, Agriculture Department karur district NOC letter K.Dis.No. @1/4229/2026, dated.12.06.2026.

14. District officer, Fire and rescue services, Karur District, PPNOC No: 10394/NOC/NMSB/2026, Dated: 11.06.2026..
16. G.O.79 Housing and Urban Development Department, dated: 0405.2017
17. Demand payment Request letter dated :28.08.2026.
18. Applicant M/s. Hanniji Eco Polymers Private Limited, remittance letter, Dated: 31.08.2026
19. Applicant M/s. Hanniji Eco Polymers Private Limited, E-Mail letter (for SDBR Report) dated 08.09.2026.

Order:

Online application seeking Technical Clearance for the approval of Industrial Building Karur District , Aravakurichi Taluk/Panchayat Union , Velampadi Panchayat / Village -S.F. No:643/2A1 , Proposed Construction of an Industrial Building (Orange Industry) - Site extent of 36700 Sq.m - FSI Area of 11906.07 Sq.m was received through online portal of this department vide reference 1st cited above and processed and the Building Area exceeding the limit of District office due to that the Proposal Submitted to Head Office after that the applicant Proposal was accepted and technical Concurrence was issued by the Commissioner Town and Country Planning Vide Proceedings shown in reference As follows.

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.592/2026

As per Tamil Nadu Combined Development Building Rules, 2019 and the building parameters were observed/assessed as detailed below.

Building Details:

Proposal Details

Area of Site -36700.00 Sq.m

AreaStatement

Industrial Building (Orange Category)

S. No.	Block	Description	Existing Area		Total Builtup Area
			FSI Area (Sq.m)	Non-FSI Area (Sq.m)	Total Builtup Area (Sq.m)
1	Block-1: MAIN BUILDING	Ground Floor	9150.17	-	9150.17
		First Floor	638.90	-	638.90
		Second Floor	638.90	-	638.90
		Third Floor	338.90	-	338.90
2	Block-2: OFFICE AND CANTEEN	Ground Floor	170.92	-	170.92
3	Block-3: TOILET 1	Ground Floor	6.03	-	6.03
4	Block-4: TOILET 2	Ground Floor	94.58	-	94.58
5	Block-5: BOILER ROOM	Ground Floor	118.58	-	118.58
6	Block-6: ETP SLUDGE STORAGE SHED	Ground Floor	297.68	-	297.68
7	Block-7: WASTE STORAGE SHED	Ground Floor	297.68	-	297.68
8	Block-8: POWER HOUSE	Ground Floor	145.32	-	145.32
9	Block-9: SECURITY CABIN	Ground Floor	8.41	-	8.41
TOTAL FLOOR AREA			**11906.07**	**-**	**11906.07**

Total FSI Area:– 11906.07sq.m

FSI:– 0.324

Total H.P:– 1189.20K.W

OSR Area:– 3775.43Sqm (10.29%)

The Technical Concurrence for the Proposed Industrial Building Karur District – Aravakurichi Taluk / Panchayat Union – Velampadi Panchayat / Village – S.F. No: 643/2A1 – Proposed Construction of an Industrial Building (Orange Industry) - Site extent of 36700 Sq.m - FSI Area of 11906.07 Sq.m, the site as "A to O" and assigning the site approval numbered as "LP/DTCP(K.D) No. 95/2026 "with the following General and Special Conditions:

Special condition:

1. The Boundary of the OSR has been marked as "1 to 4" having an OSR area of 3775.43 Sq.m (10.29%) 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 foundations.
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 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 Condition:

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. Minimum 10% of car/ 2-wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points.
4. T he vacant space shown in the drawing should be left as it is
5. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
6. 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
7. 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.
8. Mosquito netting to be provided at OHT and well.
9. As per GO No 341, MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
10. Fly Ash bricks and Materials must be used for construction.
11. 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.
12. In case the documents submitted for approval found fake the Technical Clearance would be cancelled without intimation to the applicant.
13. . If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
14. The Applicant / developer and also the architects / 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.
15. Enforcement action Under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Special Officer / BDO(VP) Velampadi village Panchayat, if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
16. Government Registered Electrical Contractor must be employed for wiring works during construction.

17. This Technical Clearance issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.
18. This Permit is furnished by virtue of power delegated by District Town and Country planning Office Under Sub Division 1 and 2 of Section 91-A of Tamil Nadu Town and Country Planning Act 1971 (Act 35 of 1972) as amended by 22 of 1974.
19. According to section 79 of the Town and Country Planning Act 1971 (Act 35 of 1972) Any Person aggrieved by any decision or order of the planning Authority under Section 49 of Sub Section (1) of Section 54 may appeal to the Director/The Government within two months from the date of on Which the Decision or order was Communicated.

20. 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% Guideline 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)

21. After the Technical Clearance issued by Assistant Director, District Town and Country planning, Karur District. i).If the details given by the applicant is found to be false (or) ii). If the applicant fails to follow the rules and Norms, the Assistant Director concern can cancel or revise the Technical Clearance issued

The applicant remitted the required fees given below for The Industrial Building

Fees Paid Details

SL NO	FEES DETAILS	FEES PAID DETAIL	DATE
1.	Scrutiny fees	Rs.78871	01.06.2026
2.	Centage charges for building	Rs 6500	31.08.2026
3.	Centage charges for Land	Rs.1000	31.08.2026
4.	Display Board Charges	Rs. 1500	31.08.2026
5.	Infrastructure and Amenities Charges	Rs. 2239080	31.08.2026
6.	Development Charges for Building	Rs.119100	31.08.2026

7.	Development Charges for land	Rs.183500	31.08.2026
8.	Shelter Charges	Rs. 25000	31.08.2026

Assistant Director
District Town and Country Planning Office,
Karur District

To:

The Special Officer / BDO (VP),
Velampadi Village Panchayat
Aravakurchi Panchayat Union
AravakurchiTaluk,
Karur District

Copy to:
M/s. Hanniji Eco Polymers Private Limited,
Plot No.36, SS Street, Anbu Nagar,
Puliyur Village,
Karur Taluk ,
Karur 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.