

PP

APPROVAL RECORD

Planning Permission

Salem

Namakkal 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.



1924 - 2023

PROCEEDINGS OF THE ASSISTANT DIRECTOR,
DISTRICT TOWN AND COUNTRY PLANNING OFFICE, NAMAKKAL
PRESENT: R. PREETHKUMAR B.E.,
ASSISTANT DIRECTOR
ONLINE BUILDING PLAN APPLICATION –
TECHNICAL CONCURRENCE(NON PLANNING AREA)

Application No : SWP/BPA/010013/2023

Dated : 22.08.2024

Sir/Madam,

Subject: Industrial Building (Orange Category) – Office of the District Town & Country Planning, Namakkal District– Tiruchengode Taluk – Tiruchegode panchayat Union – Animoor Panchayat – Thottipalayam Village in S.F.Nos: 53/5B2, 54/1C1, 54/1C2, 54/3A, 54/3B, 55/2A, 55/2B, 55/2C, 55/2D, 55/2E & 55/2F With an extent of 38810.57 Sq.m (9.59 Acres)– FSI area of (Existing Building (Block–A) – 9574.79Sq.m (1,03,063.03 Sq.ft.) has been already approved – Additional Proposed Construction (Block–B) – 6895.16 Sq.m (74219.50 Sq.ft.) – Total FSI Area of 16469.95 Sq.m (1,77,282.53 Sq.ft.) with Total 2172 HP (1061+1111.00) – Technical clearance issued – forwarded for further action – Reg.

Ref:

1. Applicants Mr. N.P. Velu & K. Chandrasekar, M/s.Anithaa Weaving Mill (P) Limited, Namakkal District, Online Application No. SWP/BPA/010013/2023, Received Dated:20.05.2023 & 21.07.2023.
2. Assistant Director, Namakkal District T&CP Office, inspection report of Online Application No. SWP/BPA/010013/2023, Dated:

22.05.2023.

3. Deputy Director of Salem Regional T&CP office in Roc. No.6511/2018, Dated. 28.08.2018.
4. The District Officer, Fire and Rescue Service Department, Namakkal Vide Letter No. K.Dis. No.9169 /A /2022, Date.23.11.2022.
5. Circular from the Director of Town and Country Planning. Chennai Vide Letter Roc No. 4367/2019/BA2. Dated: 05.02.2020, 14.08.2021 & 11.10.2021
6. Circular from the Director of Town and Country Planning vide letter Roc No. 7963/2022/K2, Dated:23.04.2022
7. Proceeding of the Director of Town and Country Planning. Chennai vide Online Application No: SWP/BPA/010013/2023/TCP4. Dated: 23.11.2023.
8. Circular from the Director of Town and Country Planning vide letter Roc No.9611/2023–TCP5, Dated: 25.04.2023.
9. Circular from the Director of Town and Country Planning vide letter Roc No:7963/2022/K2. Dated:11.04.2023
10. Circular from the Director of Town and Country Planning vide letter Roc No.19093/2022TCP5,Dated: 20.4.2023
11. G.O.Ms.No:138, Housing and Urban Development Department, Dated:04.06.2004.
- 12.G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
- 13.G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017
- 14.G.O.Ms.No:01, Housing and Urban Development Department, Dated:

05.01.2021.

15.G.O.Ms.No:53, Housing and Urban Development Department, Dated:

16.04.2018.

16.G.O Ms No 18. Municipal Administration and Water Supply
Department. Dated: 04.02.2019

17.G.O Ms No 16. Municipal Administration and Water Supply
Department, Dated: 31.01.2020.

18.G.O Ms No 51. Municipal Administration and Water Supply
Department, Dated: 11.05.2020.

19.G.O.Ms.No:18, Housing and Urban Development Department. Dated:
04.02.2019.

20. G.O.Ms.No:54, Housing and Urban Development Department,
Dated: 12.03.2020.

21. Circular from the Director of Town and Country Planning vide letter
Roc No. 7486/2009/BA2, Dated: 16-04-2009.

22. Circular from the Director of Town and Country Planning. Chennai
Vide Letter Roc No. 21075/2009/BA1, Dated: 27.08.2012.

23. Circular from the Director of Town and Country Planning. Chennai
Vide Letter Roc No.12201/2017/BA1, Dated:22.09.2017.

24. Circular from the Director of Town and Country Planning. Chennai
Vide Letter Roc No. 14227/2017/Spl.Cell. Dated:14.12.2017.

25. Circular from the Director of Town and Country Planning. Chennai
Vide Letter Roc No. 14063/2020/ Spl.Cell Dated: 13.10.2020

26. Online Demand Payment Request Letter, Dated: 15.03.2024.

27. Applicants Mr. N.P. Velu & K. Chandrasekar, M/s.Anithaa Weaving
Mill (P) Limited, Namakkal District, Online Application No.

SWP/BPA/010013/2023, Demand Remittance Dated:
09.08.2024.

28. The Assistant Director, Namakkal District T&CP Office, vide Letter
Roc No: 293/2023– ND, Dated: 15.02.2024.

29. Applicants Mr. N.P. Velu & K. Chandrasekar, M/s.Anithaa Weaving
Mill (P) Limited, Namakkal District, Online Application No.
SWP/BPA/010013/2023, vide letter dated: 19.07.2024.

30. G.O.Ms.No.79, Housing and Urban Development Department,
Dated: 04.05.2017.

31. The Assistant Director, Namakkal District T&CP Office, vide Letter
Roc No: 1995/2024– ND, Dated: 19.08.2024.

32. Applicants Mr. N.P. Velu & K. Chandrasekar, M/s.Anithaa Weaving
Mill (P) Limited, Namakkal District, vide letter dated: 21.08.2024.

Order:

With reference to the 3rd Cited letter, Deputy Director, Salem Region, Namakkal District, Tiruchengode Taluk, Tiruchengode Panchayat Union, Animoor Panchayat, Thottipalayam Village, S. F Nos. 53/5B2, 54/1C1, 54/1C2, 54/3A, 54/3B, 55/2A, 55/2B, 55/2C, 55/2D, 55/2E & 55/2F with a Site area of 38810.57 Sq.m. (9.59Acres) & FSI area of 9574.79 Sq.m (1,03,063.03 Sq.ft.) has been already approved.

Now, With reference to the 1st Cited letter, in the above already approved site, the applicants Mr. N.P. Velu & K. Chandrasekar, M/s.Anithaa Weaving Mill (P) Limited, Namakkal District has requested for the Existing approved and Additional Proposed Industrial building at Namakkal District, has requested for the Additional Proposed Construction (Block–B) with a FSI Area of 6895.16 Sq.m

(74219.50 Sq.ft.),Total FSI Area of 16469.95 Sq.m. (1,77,282.53 Sq.ft.) with total of 2172HP (1061+1111.00).

The Assistant Director of District Town and Country Planning Office, Namakkal had forwarded the proposal along with site inspection remarks and recommendations to Director of Town and Country Planning, Chennai vide reference 2nd cited above for issue of Technical Concurrence.

The Continuation to that, with reference to the letter 7th cited Technical concurrence for the Industrial Building has been issued by the Director on 23.11.2023.

With reference to the letter cited 26th, 28th & 31st in the reference, demand was raised against the applicant on 15.02.2024, 15.03.2024 & 19.08.2024. Applicant remitted the required fees & submitted the remittance letter to this office on 19.07.2024, 09.08.2024 & 21.08.2024.

AREA DETAILS:

Area of the Site [As per Document] – 39254.18 Sq.m.

Area of the Site [As per PLR/FMB] – 39254.18 Sq.m.

Superimposed Area (As per Measurement)– 38810.57 Sq.m.

Building details : Existing and Proposed Industrial Building

Block Details	Description	FSI Area in Sq.m.	Non-FSI Area in Sq.m.	Built Up Area in Sq.m.
Existing Building already approved by Deputy Director Salem Regional Office				
Block –A	Ground Floor (Galvalume Sheet Roof)	9003.59	–	9003.59
	Ground Floor (R.C.c.Roof)	571.20	–	571.20

	Total Area Existing Building	9574.79	–	9574.79
Block –B	Additional Proposed Building			
	Ground Floor (Galvalume Sheet Roof)	5711.98	–	5711.98
	Ground Floor (R.C.c.Roof)	1183.18	–	1183.18
	Total Area Additional Proposed Building	6895.16	-	6895.16
Total Area		16469.95	–	16469.95

Total FSI Area– 16469.95 Sq.m (Existing – 9574.79 + Proposed– 6895.16)

$$\text{Floor Space Index} = \frac{16469.95}{38810.57} = 0.42 < 1.5$$

Plot Coverage = 42.43%

Total HP – 2172 HP (Existing – 1061 HP + Proposed– 1111 HP)

OSR Area – 3945.78 Sq.m. (10.05%)

With reference to the letter 7th cited , the Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above Existing Approved & Additional Proposed Industrial Building & numbered as **B.P/DTCP No: 439/2023** with the following conditions:

Special Conditions:

1. The OSR–1 (A toF) area – 3945.78 Sq.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. Technical Concurrence is issued in accordance with the provisions of the Tamil Nadu Town and Country Planning Act and the rules made there under and do not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local Bodies Act. Technical Concurrence 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. 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.
6. "The Tamil Nadu Government in G.O.Ms.No 112, Housing and Urban Development Department dated: 22.06.2017 has approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertises, Market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project or Part of it only after registering the Real Estate project with the Real Estate Regulatory Authority".
7. According to the Circular No. 12544/14/CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc.) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

8. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage.
9. As per Tamil Nadu Combined Development and Building Rules 2019 the permission granted by the competent authority shall not mean responsibility or clearance of the following aspects.
 - a. Title or ownership of the site or building.
 - b. Easement Rights.
 - c. Structural Reports, Structural Drawing and Structural aspects.
 - d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
 - e. Workmanship, soundness of structure and materials used.
 - f. Quality of building services and amenities the construction of building.
 - g. Other requirements or licenses or clearance required for the site or premises or activity under various other laws.
10. As per G.O. in the reference 30th cited, the Industrial Building proposed in Non-planning area, the final approval shall be given by the Local Authority only after collecting Rs.1000/- as Scrutiny fees as per rule 3 and 3% of the Market Value of the site as Land conversion charges should be collected 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)

Conditions:

1. 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/Competent Authority under Section 49/47A 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.
2. Solar water heating system to be provided to the proposed building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
4. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
5. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
6. 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.
7. Mosquito netting to be provided at OHT and well.
8. As per G.O.No.341, Municipal Administration and Water Supply Department dated 03.11.2004.U Trap in the septic tank design to be provided.
9. Fly ash bricks and Materials to be used Mandatory.
10. As per GO Ms No.18 and 16 of Municipal Administration and Water Supply Department Dated: 04.02.20219 and 31.01.2020, a Display Board of size 60cm x 120cm to be erected which shows Site details, Building details and Municipality Engineer details at the place of construction.
11. In case the documents submitted for approval found fake/false the Technical Concurrence would be cancelled without intimation to the applicant.

12. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
13. 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.
14. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by **The President, Animoor Panchayat, Tiruchengode Panchayat Union , Namakkal District**, if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
15. Government Registered Electrical Contractor must be employed for wiring works during construction.

The applicant remitted the required fees given below for of the Existing Approved and Additional Proposed construction of Industrial Building (Orange Category).

1.	Scrutiny Fees	:	Rs. 72671.00, Dated:20.05.2023
2	Centage Charges for Building	:	Rs. 4000.00, Dated:09.08.2024
3	Infrastructure and Amenities Charges	:	Rs. 1434567.00, Dated:09.08.2024
4	Display Board Charge	:	Rs. 1500.00, Dated:09.08.2024
5	Shelter Charge	:	Rs. 10549.00, Dated:20.05.2023.
6	Shelter Charge	:	Rs. 1351000.00, Dated:19.07.2024.
7	Development Charge	:	Rs. 2,41,673.60, Dated.21.08.2024.

Enclosure

Building Plan Map-1 Copy

Assistant Director,
District Town and Country Planning office,
Namakkal.

To

The President,
Animoor Panchayat,
Tiruchengode Panchayat Union,
Tiruchengode Taluk,
Namakkal District.

Copy To:

1. Mr. N.P.Velu & Mr.K.Chandrasekar,
Anitha weaving mills (P) ltd,
145/F6 TGN complex,
West car street,
Tiruchengode,
Namakkal-637 211.
2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II,
1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.

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
/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
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.

