

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.

ASSISTANT DIRECTOR(I/C),
DISTRICT TOWN AND COUNTRY PLANNING OFFICE, NAMAKKAL
ONLINE BUILDING PLAN APPLICATION –
PLANNING PERMISSION

Application No :SWP/BPA/0011582/2023

Dated:07.09.2023

Sir/Madam,

Subject:

Industrial Building– Office of the District Town and Country planning, Namakkal District – Kumarapalayam Taluk– Elanthakuttai village–S.F.Nos. 12/3A,12/3B,12/3C,12/3D,13/5B,22/4–Site Area:27700.00 Sqm– FSI Area: 13573.00sqm – already approved– Now additional site area has been added with already approved site area in S.F.Nos: 12/1F2, 2F2,2G2,2H2,3E,4,5,6,22/2,3A,3B,5,6,7,23/4A,4B,64/2B – Total Site area: 94094.96 Sqm – Revised and additional total FSI Area: 59188.61 Sq.m– Technical Concurrence issued – forwarded for further action – Regarding

- Reference:
1. Director of Town and Country Planning, Chennai Order No. Roc. No: SWP/BPA/0011582/2023, Dated:01.08.2023.
 2. Applicants M/s. Pallava Textiles Private Limited By Its Director M.Ravichandran, Erode online application No: SWP/BPA/ 0011582/ 2023, Dated:12.07.2023.
 3. Assistant Director/ Member Secretary, Namakkal District Town and Country Planning office Online Application No. SWP/BPA/ 0011582/2023, Dated:20.07.2023(Forwarded to DTCP Chennai)
 4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
 5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
 6. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
 7. G.O. No.18, Housing and Urban Development Department, Dated: 04.02.2019.

8. Circular from the Commissioner of Town and Country Planning, Roc No. 7486/2009/PA2, Dated:16-04-2009.
9. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/PA1, Dated:27-06-2012.
10. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/PA1, Dated:22-09-2017.
11. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, Dated:14-12-2017.
12. G.O. No.51, Housing and Urban Development Department, Dated: 12.03.2020.
13. Circular from the Commissioner of Town and Country Planning, Roc No.14063/2020/Special Cell, Dated:13.10.2020.
14. G.O.166, Housing and Urban Development Department, Dated: 23.11.2018.(Insisting TNRERA Registration).
15. Circular from the Commissioner of Town and Country Planning, Roc No.19992/2011(1)/Special Cell, Dated:31.05.2018.
16. G.O.No.53, Housing and Urban Development Department, Dated:16.04.2018.
17. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2018.
18. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
19. Circular from the Commissioner of Town and Country Planning, Roc No.4367/2019/PA2, Dated: 05.02.2020.
20. Joint Director, Agriculture Department, Namakkal Letter No: C4/ 10938/2023, Dated:26.07.2023.
21. District Fire & Rescue Services Department, Namakkal District Fire Noc. No: K.DisNo: 6327/A/2023,Dated:17.07.2023.
22. Demand payment Request Letter, Dated: 04.08.2023
23. Applicant M/s. Pallava Textiles Private Limited By Its Director M.Ravichandran, Erode demand remittance letter dated:16.08.2023.
24. Assistant Director, Salem Regional office, 821/15/SR3, Dated: 08.07.2015 (ApprovalNo:68/2015).

ORDER

Vide the Online application 2nd cited, in the reference applicants have requested for the approval of Industrial Building in District Town and Country Planning Office, Namakkal District, Kumarapalayam Taluk, Elanthakuttai village, S.F.Nos.12/3A, 12/3B, 12/3C,12/3D,13/5B,22/4–SiteArea:27700.00 Sqm, FSI Area: 13573.00 sqm, already approved, Now additional site area has been added with already approved site area in S.F.Nos:12/1F2,2F2,2G2,2H2,3E,4,5,6,22/2,3A,3B,5,6,7, 23/4A, 4B, 64/2B–Total Site area:94094.96Sqm, Revised and additional total FSI Area:59188.61 Sq.m and after scrutiny the same was forwarded to Director of Town and Country Planning, Chennai Online for Concurrence on 01.08.2023.

With reference to the 1st Cited letter, the applicant M/s.Pallava Textile Private Limited, has requested for the approval for the revised and additional construction of Industry building in addition to the Planning permission has already been issued in the reference 3rd cited for an FSI area of 13573.00 sqm in a site area of 27700.00 Sqm at S.F.Nos. 12/3A, 12/3B, 12/3C, 12/3D, 13/5B, 22/4 Site in Elanthakuttai village, Kumarapalayam Taluk, Namakkal District.

Now an additional site area has been added to the already approved site area at Elanthakuttai village, S.F.Nos:12/1F2,2F2,2G2,2H2, 3E,4,5,6, 22/2, 3A,3B, 5,6, 7,23/4A,4B, 64/2B has been added and the total site area put together is 94094.96Sqm with a revised and additional total FSI area of 59188.61sqm.

In continuation to that, with reference to the letter 1st cited, Technical Concurrence for the Industrial Building has been issued by the Director on 01.08.2023. The technical clearance for the Industrial Building is issued given by Director of Town and Country Planning, Chennai Order No.Roc No.SWP/BPA/0009625/2023/TCP4, Dated:01.08.2023 under the following Special and General Conditions.

With reference to the letter 1st cited the boundary of the site has been marked as "A to W" and Approval for the site issued and numbered as **B.P/DTCP No:274/2023**. The Technical Concurrence for the Proposed Construction of FSI Area of 59188.61Sq.m

The Proposal Industrial Building Area

S.No	Description	FSIArea(Sq.m)	NonFSIArea (Sq.m)	Deduction(Sq.m)	Total (Sq.m)
1.	Block"O"(MainBuildingA,B)Revisedandadditional fromalreadya pproved)				
	Groundfloor	15653.65	–	–	15653.65
	Firstfloor	1766.10	449.32		2215.42
2.	Block–P(PowerRoom–1)Revisedfromalreadyapproved)				
	Groundfloor	267.38	–	–	267.38
	Cellar Floor (ServiceFloor)	–	267.38		267.38
3.	Block–Q(GeneratorRoom)Revisedfromalreadyapproved)				
	Groundfloor	603.89	–	–	603.89
ProposedBuilding					
4.	Block–G(PowerHouse–3)				
	GroundFloor	1002.17			1002.17
	Cellar Floor (ServiceFloor)	–	454.18		454.18
5.	Block–H(GentsDormitory–2)				
	GroundFloor	474.42	26.41		500.83
	FirstFloor	474.42	26.41		500.83
	HeadRoom		41.02		41.02
6.	Block–IMainUnit(C,D,E)				
	GroundFloor	25035.64			25035.64
	FirstFloor	2365.46	648.26		3013.72
7.	Block–A(SecurityRoom)				
	GroundFloor	8.38	–		8.38
8	Block–B(FitterQuarters)				
	GroundFloor	509.37	62.80		572.17
	FirstFloor	516.31	55.86		572.17
	HeadRoom		14.20		14.20
9	Block–C(StaffQuarters)				
	GroundFloor	672.87			672.87
	FirstFloor	672.87			672.87
	HeadRoom		22.52		22.52
	Block–D(GentsDormitory–1)				
	GroundFloor	652.12	65.95		718.07
	FirstFloor	652.12	65.95		718.07

10	HeadRoom		22.52		22.52
11	Block–E(Canteen)				
	GroundFloor	574.93	–		574.93
	Block–F(LadiesDormitory)				
	GroundFloor	806.57	388.17		1194.74
12	FirstFloor	806.57	388.17		1194.74
	HeadRoom		45.77		45.77
	Block–J(Packing Godown)				
13	GroundFloor	749.42			749.42
	Block–K(PowerRoom–2)				
14	GroundFloor	999.00			999.00
	Cellar Floor (ServiceFloor)	–	362.80		362.80
	Block–L(CottonGodown–2)				
15	GroundFloor	1372.93			1372.93
16	Block–M(Packing Godown)				
	GroundFloor	340.90			340.90
17	Block–N(StoreRoom)				
	GroundFloor	501.63			501.63
18	Block–R(Godown)				
	GroundFloor	1709.49			1709.49
Total		59188.61	3407.69		62596.30

Already approved Area:13605.23Sqm

Revised and Additional Total FSI Area:59188.61 Sqm

Further the applicant has paid the required fees and resubmitted on 16.08.2023. Hence, the Planning Permission by Assistant Director, District Town and Country Planning Office, Namakkal is issued for the Proposed Industrial Building Plan and Numbered as **Planning Permission No.305/2023** from **07.09.2023 to 06.09.2031 (8 Years)**

Special Conditions

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Planning Permission is issued in accordance with the provisions of the 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. 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.

3. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
4. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
5. 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.
6. 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.
7. "The Tamil Nadu Government in G.O.Ms.No:112, Housing and Urban Development Department dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertise, 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.
8. If any court case would be pending with reference to this proposal, the Technical Concurrence issued would be treated as INVALID

9. Building shall be used strictly as per mentioned purpose in Approved Building Plan
10. As per TNCD&BR 2019, Annexure IX, rule 35(23) Regulations for Special Provisions for Hospital cum Residential Buildings shall be followed.

Condition

- 1) The Planning permission is issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 49)
- 2) If the application applied under 49 or 64(1) of Tamil Nadu Town and Country Planning Act 1971 is rejected or Refused, the Applicant under section 80 of Tamil Nadu Town and Country Planning Act 1971 can Appeal within two months from the date of issue of this order to Director of Town and Country Planning, Chennai.
- 3) In case the documents submitted for approval is found to be fake or fraudulently the Technical Concurrence will be cancelled without any prior intimation to the applicant
- 4) Rain water Harvesting should be provided as per the direction mentioned in GO(Ms) No. 18, Municipal Administration and Water supply Department Dated: 04.02.2019 and also Necessary Fire Resistance Equipment shall be provided in the proposed Building
- 5) 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
- 6) Fly Ash bricks and Materials to be used Mandatory
- 7) Setbacks should be Retained as per Approved Drawing
- 8) As per GO No. 341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided
- 9) If the proposed building comes under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) Consent from the TNPCB should be obtained
- 10) No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained
- 11) Mosquito netting to be provided at OHT and well

- 12) Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at the applicant's own cost.
- 13) As per GO 16 a display board of size 60cm x 120cm to be erected which shows site details, building details and corporation engineer details at the place of construction
- 14) Parking area to be utilized only for parking purpose mentioned as per approved drawing
- 15) Government Registered electrical Contractor must be employed for wiring works during construction
- 16) Seismic Resistance Procedure to be followed
- 17) Provide Sufficient Fire Resistance and Fire equipment in proposed Building
- 18) Approved order and drawing copies shall be handed over to buyer by the owner at the time of sale
- 19) Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by **the Panchayat President, Elanthakuttai Panchayat, Pallipalayam Panchayat Union, Komarapalayam Taluk, Namakkal District** if the construction is done with Additional/Deviation to the approved plan before Levy of the applicable Taxes.
- 20) The Applicants/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
- 21) With the Reference 6 and 7 mentioned Government Orders and Reference No 15 mentioned Circular the following conditions to be followed
 - (i) When the construction reached at plinth level the applicant should apply for CCC after getting CCC when the construction completed civil works then apply for completion certificate. The applicant or buyer or a worker or any other person shall not occupy the building without valid completion certificate from District Town and Country Planning Office, Namakkal.
 - (ii) The Applicant/Owner/Builder /Promoter /Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall not put the building to use without

obtaining Completion Certificate from the Assistant Director/Member Secretary, District Town and Country Planning Office, Namakkal.

FEES DETAILS

1. Centage Charge for Building– Rs.75000/– dated:16.08.2023.
2. Centage Charge for Land – Rs.300/– dated:16.08.2023.
3. Infrastructure and Amenities Charges– Rs. 8569792/– dated:16.08.2023.
4. Shelter Charge – Rs.104459/– dated:dated:16.08.2023.
5. Display Board Charges – Rs.1500/–dated:16.08.2023.

Enclosure

Original Map and Condition – 2 sets

To

The Panchayat President,
Elanthakuttai Panchatat,
Pallipalayam Panchayat Union,
Kumarapalayam Taluk,
Namakkal District.

CopyTo:

1. Mr.M.Ravichandran
Managing Director Pallava Textile Private Limited
Elanthakuttai Village,
Kumarapalayam Taluk,
Namakkal District
2. TamilNadu Real Estate Regulatory Authority (TNRERA),
No:1A,1stFloor,
Gandhi Irwin Bridge Road,
Egmore,
Chennai–600008.

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.

