

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/0077979/2023

Dated :25.10.2024

Sir/Madam,

Subject: Industrial Building (Orange Category)– Office of the District Town & Country Planning, Namakkal District– Komarapalayam Taluk – Tiruchengode panchayat Union – Anangur panchayat / Village in S.F.Nos: 226/1B, 2B, 227/1A,1B, 2, 3, 229/1, 3, 5, 233/1B, 2B, 234/2B, 3E2, 4C, 5A2, 236/1A1B with a Site area of 85112.00 Sq.m (As per patta) – FSI Area of 30367.67 Sq.m – Technical Clearance issued – forwarded for further action – Reg.

- Ref:**
1. Applicant M/s.Mothi Spinner Private Limited, Online Application Reference No. SWP/BPA/0077979/2023, Dated: 11.12.2023.
 2. Assistant Director, Town & Country Planning Office,Namakkal District, Inspection Report of Online Application No. SWP/BPA/0077979/2023, Dated: 26.12.2023.
 3. The District Officer, Fire and Rescue Service Department, Namakkal Vide Letter No. L.Dis.No.903/A/2022,Dated:21.06.2022.
 4. G.O.Ms.No:79, Housing and Urban Development Department, Dated: 04.05.2017.
 5. Joint Director, Agricultural Department, Namakkal, Letter No. .K.Dis No.

.E4/271/2024, Dated: 28.02.2024. (Dry Land NOC Letter).

6. 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.
7. Circular from the Director of Town and Country Planning vide letter Roc No. 7963/2022/K2, Dated: 23.04.2022.
8. Proceeding of the Director of Town and Country Planning. Chennai vide online Application No: SWP/BPA/0077979/2023, Dated: 17.10.2024.
9. Circular from the Director of Town and Country Planning vide letter Roc No.9611/2023–TCP5, Dated: 25.04.2023.
10. Circular from the Director of Town and Country Planning vide letter Roc No: 7963/2022/K2. Dated: 11.04.2023.
11. Circular from the Director of Town and Country Planning vide letter Roc No.19093/2022TCP5, Dated: 20.4.2023.
12. G.O.Ms.No:138, Housing and Urban Development Department, Dated: 04.06.2004.
13. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
14. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017
15. G.O.Ms.No:01, Housing and Urban Development Department, Dated: 05.01.2021.
16. G.O.Ms.No:53, Housing and Urban Development Department, Dated: 16.04.2018.
17. G.O Ms No 18. Municipal Administration and Water Supply Department.

Dated: 04.02.2019

18.G.O Ms No 16. Municipal Administration and Water Supply Department,

Dated: 31.01.2020.

19.G.O Ms No 51. Municipal Administration and Water Supply

Department, Dated: 11.05.2020.

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

04.02.2019.

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

12.03.2020.

22. Circular from the Director of Town and Country Planning vide letter Roc

No. 7486/2009/BA2, Dated: 16-04-2009.

23. Circular from the Director of Town and Country Planning. Chennai Vide

Letter Roc No. 21075/2009/BA1, Dated: 27.08.2012.

24. Circular from the Director of Town and Country Planning. Chennai Vide

Letter Roc No.12201/2017/BA1, Dated:22.09.2017.

25. Circular from the Director of Town and Country Planning. Chennai Vide

Letter Roc No. 14227/2017/Spl.Cell. Dated:14.12.2017.

26. Circular from the Director of Town and Country Planning. Chennai Vide

Letter Roc No. 14063/2020/ Spl.Cell Dated: 13.10.2020

27. G.O.(Ms).No.53, Housing and Urban Development Department, Dated:

28.02.2024. [Government Gazette No.28, Part-II, Section 2, Dated.
10.07.2024].

28. Tamil Nadu Pollution Control Board, Consent to operate order No.

2305153960657, Dated: 12.10.2023. ProceedingsNo.F.1267KMP/OL
/DEE/TNPCB/KMP/A/2023,Dated:12.10.2023. (Orange category).

29. Tamil Nadu Pollution Control Board, Consent to operate order No.

2305253960657, Dated: 12.10.2023. ProceedingsNo.F.1267KMP/OL /DEE/TNPCB/KMP/A/2023,Dated:12.10.2023. (Orange category).

30. The Director, Town and country Planning office, Chennai even letter number, Dated: 14.05.2024. (detailed report called)

31. Assistant Director, Namakkal District Town and country Planning office, detailed Report of Online Application No.SWP/BPA/0077979/2023, Dated:01.07.2024.

32. Online Demand Payment Request Letter, Dated: 18.10.2024.

33. Applicant M/s.Mothi Spinner Private Limited, Online Application Reference No.SWP/BPA/0077979/2023, Demand Remittance Dated: 24.10.2024.

The application seeking technical clearance for the Proposed construction of Industrial Building (Orange Category) with an Namakkal District, Komarapalayam Taluk , Tiruchengode panchayat Union , Anangur panchayat / Village in S.F.Nos: 226/1B, 2B, 227/1A,1B, 2, 3, 229/1, 3, 5, 233/1B, 2B, 234/2B, 3E2, 4C, 5A2, 236/1A1B with a Site area of 85112.00 Sq.m (As per patta), FSI Area of 30367.67 Sq.m. It was processed as per rules prevailing after perusing the records and conducting inspection.

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 8th cited Technical concurrence for the Industrial Building has been issued by the Director on 17.10.2024 under the following Special & General Conditions:

With reference to the letter cited 31st above, the demand was raised against the applicant on 18.10.2024. Applicant remitted the required fees & submitted the remittance letter to this office on 24.10.2024.

AREA DETAILS:

Area of the Site [As per Patta] – 85112.00 Sq.m.

Area of the Site [As Per Document] –85074.33 Sq.m.

Building Area Details : Industrial Building (Orange Category)

S. NO	DESCRIPTION	FSI AREA IN (Sq.m)	NON FSI AREA IN (Sq.m)	TOTAL BUILT UP AREA IN (Sq.m)
1	Block-1 (Main Factory Building-1)			
	GROUND FLOOR (G1 Sheet)	13440.03	–	13440.03
	GROUND FLOOR (RCC)	539.85	–	539.85
	FIRST FLOOR (RCC)	539.85	–	539.85
	SECOND FLOOR (RCC)	91.57	–	91.57
	THIRD FLOOR (RCC)	91.57	–	91.57
2	Block-2 (Main Factory Building-2)			
	GROUND FLOOR (G1 Sheet)	8495.98	–	8495.98
	GROUND FLOOR (RCC)	679.92		679.92
	FIRST FLOOR (G1 Sheet)	163.84	–	163.84
3	Block-3 (Power House & Generator Room)			
	GROUND FLOOR (G1 Sheet)	328.82	–	328.82
	GROUND FLOOR (RCC)	459.59	–	459.59

	FIRST FLOOR (G1 Sheet)	453.00	–	453.00
4	Block–4 (Gents Dormitory)			
	STILT FLOOR (RCC)	452.26	–	452.26
	FIRST FLOOR (RCC)	452.26	–	452.26
	SECOND FLOOR (RCC)	452.26	–	452.26
5	Block–5 (Ladies Dormitory)			
	GROUND FLOOR (RCC)	340.63	–	340.63
	FIRST FLOOR (RCC)	340.63	–	340.63
	SECOND FLOOR (RCC)	340.63	–	340.63
6	Block–6 (Family Quarters)			
	GROUND FLOOR (RCC)	495.22	–	495.22
	FIRST FLOOR (RCC)	495.22	–	495.22
	SECOND FLOOR (RCC)	495.22	–	495.22
7	Block–7 (PO Guest Room)			
	GROUND FLOOR (G1 Sheet)	217.88	–	217.88
8	Block–8 (Canteen)			
	GROUND FLOOR (RCC)	353.56	–	353.56
	FIRST FLOOR (RCC)	183.36	–	183.36
9	Block–9 (Office)			
	GROUND FLOOR (RCC)	313.12	–	313.12
10	Block–10 (Billing & Security Office)			
	GROUND FLOOR (G1 Sheet)	54.59	–	54.59
11	Block–11 (Toilet)			
	GROUND FLOOR (RCC)	90.56	–	90.56
12	Security Block			
	GROUND FLOOR (RCC)	6.25	–	6.25
TOTAL		30367.67	–	30367.67

Total FSI Area = 30367.67 Sq.m

Floor Space Index $= \frac{30367.67}{85074.33} = 0.35 < 1.5$

Height of the Building = 15.05 m

With reference to the letter 8th cited the boundary of the site has been marked as "1 to 41" & the Technical Concurrence is issued under section 47A of Town and Country Planning Act, 1971 for the Industrial Building (Orange Category) **B.P/DTCP No: 495/2024** with the following conditions:

Special Conditions:

1. The **OSR-1 Area (earmarked as "A to H") = 5277.95 Sq.m., OSR-2 Area (earmarked as "I to M") = 3399.33 Sq.m. total OSR 8677.28 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 4th 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)

11. Conditions stipulated in the Fire NOC cited in the reference 3rd issued by District Fire Officer, Namakkal , Tamil Nadu Fire and Rescue Services, is to be followed scrupulously.

12. Conditions stipulated in the order for consent to operate cited in the reference 30 & 31 issued by Tamil Nadu Pollution Control Board is to be followed scrupulously.

13. Environmental clearance is to be obtained.

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, Anangur Panchayat, Tiruchengode Panchayat Union , Komarapalayam Taluk, 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 Proposed construction of Industrial Building (Orange Category).

1. Scrutiny Fees	: Rs. 180483.00, Dated: 11.12.2023
2 Centage Charges for Building	: Rs. 155000.00, Dated: 24.10.2024
3 Centage Charge for Land	: Rs.300.00, Dated: 24.10.2024
4 Infrastructure and Amenities Charges	: Rs.5709184.00, Dated: 24.10.2024
5 Display Board Charge	: Rs. 1500.00, Dated: 24.10.2024
6 Development Charge for Land	: Rs. 340300.00, Dated: 24.10.2024
7 Development Charge for Building	: Rs. 303680.00, Dated: 24.10.2024

The Proposal is the Construction of Industrial Building (Orange category) the Site Approval and the Technical Concurrence for the Industrial Building (Orange category) is issued by Director of Town and Country Planning, Chennai under the section 47A of Town and Country Planning Act 1971 for the proposal & numbered as **B.P/DTCP No: 495/2024, Dated:17.10.2024.**

Enclosure

Building Plan Map-1 Copy

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

To

The President,
Anangur Panchayat,
Tiruchengode Panchayat Union,
Komarapalayam Taluk,
Namakkal District.

Copy To:

1. M/s. Mothi Spinner Private Limited,
Chinna Anangur,
Anangur(PO),
Tiruchengode,
Kumarapalayam Taluk,
Namakkal District,
Tamil Nadu – 637 304.
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.

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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
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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.

