

PP

APPROVAL RECORD

Planning Permission

Salem

Perambalur 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 DEPUTY DIRECTOR OF
PERAMBALUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT:THIRU.M.SRIDHAR,B.E.M.PLAN.,



Cinema Theatre Building – Perambalur District Town & Country Planning Office – Perambalur District – Perambalur Taluk – Perambalur Municipality – Perambalur South Village – Comprised in Survey Nos: 170/1A,18; 171/24D1 with an site extent of 2708.00 Sq.m – The FSI Area of 3554.84 Sq.m for Proposed Construction of Cinema Theatre Building (Basement+G+4) – Granting Technical Concurrence issued – Forwarded for further action – Regarding

- Reference:**
1. Applicant.Thiru.M.Ramakrishnan & R. Madhankumar, Perambalur District Online Application No. SWP/BPA/361020/2024, Dated.28.09.2024.
 2. This Office Letter No.787/2024-PD, Dated:11.11.2024. (Fees requested)
 3. Date of receipt of payment of fee from the Applicant:12.11.2024.
 4. G.O. Ms. No.86, Housing and Urban Development Department, Dated: 28.03.2012.
 5. G.O. Ms. No.85, Housing and Urban Development Department, Dated: 16.05.2017.
 6. G.O. Ms. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
 7. G.O. Ms. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
 8. G.O. Ms. No.18 & 16, Municipal Administration and Water Supply Department, Dated: 04.02.2019 and 31.01.2020 respectively.
 9. Circular of Commissioner of DTCP, Chennai ROC No. 4367/2019-PA2, Dated: 07.03.2019 and 14.03.2019.
 10. Circular of Commissioner of DTCP, Chennai ROC No. 7486/2009-PA2, Dated: 16.04.2009.
 11. Circular of Commissioner of DTCP, Chennai ROC No. 21075/2009-PA1, Dated: 27.06.2012.
 12. Circular of Commissioner of DTCP, Chennai ROC No. 12201/2017-PA1, Dated: 22.09.2017.
 13. Circular of Commissioner of DTCP, Chennai ROC No. 14227/2017-CP, Dated: 14.12.2017.
 14. Circular of Commissioner of DTCP, Chennai Na.Ka. No. 4367/2019-BA2, Dated: 06.11.2019 and 14.08.2021.
 15. Director of DTCP, Chennai Power Delegation Circular ROC No. 7963/2022-K1, Dated: 23.04.2022.

16. District Officer (FAC), Fire and Rescue Operations Station, Perambalur, Letter No.7112/ஆ/2024, Dated: 05.11.2024
17. Joint Director, Agriculture Department, Perambalur District Letter No: ௨4/7549/2024, Dated.22.10.2024.
18. கோட்டப்பொறியாளர்(நெ), கட்டுமானம் மற்றும் பராமரிப்பு, பெரம்பலூர் அவர்களின் கடிதம் க.எண்.1746/2024/NOC/இவஅ-1, நாள்.04.11.2024.
19. G.O. Ms. No.53, Housing and Urban Development Department, Dated: 28.02.2024.

Order:-

Perambalur District, Perambalur Taluk, Perambalur Municipality, Perambalur South Village, Comprised in Survey Nos: 170/1A,18; 171/24D1 with an site extent of 2708.00 Sq.m, The FSI Area is 3554.84Sq.m for Proposed Construction of Cinema Theatre building (Basement+G+4). Hence, the site is earmarked as "A to T" and Building plan Technical Clearance No: **B.P./DTCP(P.D.) No.12 /2024.**

Details of the Proposed Construction of Cinema Theatre building (Basement+G+4) is as follows:

Proposal Details:

Total Site Area – 2708.00 Sq.m

Proposed Construction of Cinema Theatre building

S.No	Floor Name	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total Built-up Area (Sq.m)	Floor Use
1	Basement Floor	–	929.26	929.26	Parking
	Ground Floor	944.32	–	944.32	Shops
	First Floor	948.63	–	948.63	Business Office
	Second Floor	944.32	–	944.32	Service to Cinema
	Third Floor	486.82	–	486.82	Cinema Theatre
	Fourth Floor	230.75	–	230.75	Service to Cinema
	Head Room	–	89.25	89.25	–
Total		3554.84	1018.51	4573.35	

Total FSI Area – 3554.84 Sq.m

FSI – 1.373

The Above building approval u/s 47 of Tamil Nadu Town and Country Planning Act 1971.

The Technical Concurrence issued with the following Special and General Conditions:-

Special Conditions:-

1. Planning permission is granted in accordance with the Town & Country Planning Act's guidelines and any rules that have been made thereunder. It does not address structural stability issues, such as safety during construction, as those are dealt with by the Building Rules under the Local Bodies Act. The granting of a planning permit is contingent upon the applicant or developer, as well as the architects, licensed surveyors, and structural engineer involved in the development, ensuring that the developments are structurally sound and that adequate safety precautions are taken throughout the construction process.
2. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
3. All of the aforementioned requirements should be satisfied in order to receive a clearance certificate from the Central/State Government.
4. "Urban Development Department has not legally confirmed the land ownership of the applicant by giving technical clearance. Before granting technical permission only the documents (deed, lease deed, lease, endowment, public power deed etc.) submitted with the applicant's application are verified as to whether the applicant is entitled to develop. Thereby it is initially seen whether the applicant has the right to develop. Any person who wishes to purchase the property must separately confirm the applicant's ownership of the property. And if any other individual claims the same, they can settle the same before a court of appropriate jurisdiction. The Department of Urban Development is not the appropriate body to decide this."
5. As per Tamil Nadu Combined Development Building Rules (TNCDBR 2019), the FSI (Floor Space Index), setback areas, and parking areas at the proposed construction site should be given in the Display Board at site premises.
6. Electrical wiring during construction in the proposed site should be erected by the approved Government Licensed holder.
7. The applicant shall strictly adhere to the guidelines provided by the departments in 16th, 17th and 18th reference cited.

Conditions:-

- 1) A solar water heating system needs to be installed for the proposed Cinema Theatre building.
- 2) Parking area should be utilized for what it is indicated on the map.
- 3) The openings displayed on the plot must be placed appropriately.
- 4) Do not alter any deviations from the approved drawing that are in the building. If making changes, this authority's prior consent should be sought.

- 5) According to G.O. Ms. Nos. 18 and 16, Municipal Administration and Water Supply Department, dated: 04.02.2019 and 31.01.2020, respectively, rain water harvesting facilities as illustrated on the map are to be implemented in the building.
- 6) According to G.O. Ms. Nos. 18 and 16, Municipal Administration and Water Supply Department, dated: 04.02.2019 and 31.01.2020, respectively, rain water harvesting facilities as illustrated on the map are to be implemented in the building.
- 7) Mosquito repellent should be installed in the plot's overhead tank and well for drinking water.
- 8) The proposed structure should include fire safety measures as required by law and fire extinguishers should be installed.
- 9) According to G.O. Ms. No. 341, Department of Municipal Administration and Drinking Water Supply (N.N.1), septic tanks must have U traps fitted as of 3.11.2004.
- 10) The Environmental and Forest Department recommends using "Fly Ash Bricks" and Materials during building.
- 11) In order to evacuate sewage under section 25 of the Tamil Nadu Pollution Control Board Act 1974, the proper permission must be obtained.
- 12) As per the G.O. Ms No. 255, Rural Development (C-2), Dated: 18.08.1997, Rural Building Development Rules, Industrial Building should be constructed.
- 13) To obtain consent of TNPCB under Water (Prevention & control of Pollution) Act, 1974 as amended and the Air (Prevention and Control of Pollution) Act, 1981 as amended.
- 14) The applicant's documents serve as the basis for the Cinema Theatre building approval. The approval will be revoked immediately if the documents need to be corrected or are incorrect.
- 15) Building and equipment details must be kept up to date with the approved plan. The applicant should contact this office if there are any changes that are required
- 16) As per the G.O. Ms. No. 17, Department of Housing and Urban Development, Dated: 05.02.2016. The following fees are paid by the applicant to the appropriate Government account head has been paid.
 - 1) Scrutiny Fees – Rs.13,032/- paid on 28.09.2024.
 - 2) OSR Charges – Rs.9,06,465/- paid on 11.11.2024.
 - 3) Infrastructure and Amenities Charges –Rs.6,85,260/- paid on 12.11.2024
 - 4) Display Board Charges – Rs.1,500/- paid on 12.11.2024.
 - 5) Centage Charges – Rs.73,900/- paid on 12.11.2024.
 - 6) Completion Certificate Charges – Rs.49,241/- paid on 12.11.2024
 - 7) Security Deposit Charges – Rs.3,42,630/- paid on 12.11.2024
 - 8) Development Charges for Land– Rs.7,770/- paid on 12.11.2024
 - 9) Development Charges for Building – Rs.45,750/- paid on 12.11.2024
 - 10) Premium FSI Charges – Nil.
 - 11) Shelter Charge –Rs.25,929/- paid on 12.11.2024

Copy to:

Thiru.M.Ramakrishnan & R.Madhankumar,
No.34, Perumal Kovil Street,
Elambalur,
Perambalur Taluk,
Perambalur District – 621 212.

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.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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

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Every claim in this document traces back to a government record.

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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.

