

PP

APPROVAL RECORD

Planning Permission

Salem

Pudukkottai 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 (i/c)
PUDUKKOTTAI DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: AR. Prapakaran A. B.Arch., Mcp.,
Online Building Plan Application – Planning Permission

Online Application Number : SWP/BPA/010935/2023

Dated: 17.11.2023

Subject: Industrial Building - District Town and Country planning Office – Pudukkottai District – Viralimalai Taluk / Panchayat union - Vadugappatti Village / Panchayat – S.F.Nos.89/2A an extent of site 15150.00 Sq.m – Additional Construction of Industrial Building for additional FSI area of 965.97 Sq.m – Planning permission issued - forwarded for further action - Reg.

- Reference:**
1. Director of Town and Country Planning, Chennai Proceedings Roc No SWP/BPA/010935/2023. Dated 09.10.2023
 2. Deputy Director of Town and country planning, Sivagangai Region Proceedings Roc No 686/2012/si.ma3. Dated 24.06.2013
 3. Applicant M/S. XOMOX SANMAR private limited, Online Application Reference No. SWP/BPA/010935//2023 Dated:22.06.2023.
 4. G.O.86 Housing and Urban Development Department, Dated: 28.03.2012
 5. G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
 6. G.O.79 Housing and Urban Development Department, Dated: 04.05.2017.
 7. G.O.133 Housing and Urban Development Department, Dated: 28.10.2015.
 8. G.O.01 Housing and Urban Development Department, Dated: 05.01.2021
 9. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
 10. G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020
 11. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
 12. Circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
 13. Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012
 14. Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
 15. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
 16. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
 17. District Officer, Fire and Rescue Services department, Pudukkottai District Letter. N.O.C.No: 141/2021, K.Dis.No.4727/E1/2021 Dated: 28.06.2021.
 18. Joint Director, Agriculture Department, Pudukkottai District, Noc letter No %.K.c1/12582/2017, Dated 14.11.2017.
 19. Deputy Director Pudukkottai Town and Country Planning Office Fees Demand Letter Roc. No.SWP/BPA/010935//2023 Dated: 18.10.2023.
 20. Applicant M/S. XOMOX SANMAR private limited, Online Application Reference No. SWP/BPA/010935//2023 Demand remittance letter, Dated: 07.11.2023.

Order:

In the reference to the 3rd Cited letter, the applicant M/S. XOMOX SANMAR private limited, has requested for the approval of Additional Construction of Industrial Building Pudukkottai District, Viralimalai Taluk / Panchayat union, Vadugapatti Village / Panchayat, S.F.Nos.89/2A an extent of site 15150.00 Sq.m Additional Construction of Industrial Building having FSI area of 965.97 Sq.m

In the reference first cited proceedings of Director of Town and Country Planning, Chennai, has Issued Technical Clearance for the site has been marked as “A to D” under section 47 & 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No.375/2023**.

On the receipt of Demand charges vide reference letter 20th cited above, hence the planning permission for the Additional Construction of Industrial Building for FSI area of 965.97 Sq.m. has been issued and numbered as Planning Permission No. **SWP/DTCP/PD/BPA.NO:33/2023** with validity of 8 years from **17.11.2023 to 16.11.2031**

The Proposed Additional Construction of Industrial Building area is as below.

Area of Site – 15150.00sq.m.

Building details: Additional Construction of Industrial Building

SL No.	Floor details	FSI (in S.qm)	Non-FSI Area (in S.qm)	Total Area (in S.qm)
1.	Proposed additional Building in Office Block			
	First Floor	965.97	-	965.97

Existing Approved FSI Area – 5278.96 sq.m

Proposed Additional FSI Area - 965.97sq.m

Total FSI Area – 6244.93 sq.m

FSI = $0.41 < 1.50$

OSR Area – 1517.32 sq.m (10.01%) provided

The Planning Permission issued with the following General and Special Conditions: -

Special condition:

1. The boundary of the OSR has been earmarked as “1 to 4” having an OSR area of 1517.32sq.m. shown in the site plan should be retained as Open space Reservation As per TNCDBR& Rule 2019 Rule No.41(1)(i).
2. Conditions stipulated in the No Objection certificates obtained from the Fire and Rescue Services department must be fulfilled.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
5. 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 as prescribed TNCD&BR 2019.
6. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage.
7. 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, gift deed etc.,) submitted by the applicant 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 Department is not the right organization to decide on this.
8. 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.

Condition:

1. As per TNCD& BR 2019, Rule No.44(1)(a)(ii)(h) Solar water heating system 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. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
4. 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
5. 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.
6. Mosquito netting to be provided at OHT and well.
7. Fire rescue equipment should be provided as per Rules
8. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials must be used for construction.
10. 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.
11. In case the documents submitted for approval found fake the Planning Permission 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 Local body, 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.

16. This planning permission issued in accordance with under section 47A of Tamil Nadu Town and Country Planning Act 1971.

The fees collection details for the Additional Construction of Industrial Building as below

S.No	Description	Amount	Demand Raised on	Fees Paid on
1	Scrutiny Fees	35093.00	23.06.2023	23.06.2023
2	OSRA Fees	Not applicable	--	--
2	Premium FSI Charges	Not applicable	--	--
5	Centage Charge For Land	300.00	18.10.2023	07.11.2023
6	Centage Charge For Building	2500.00	18.10.2023	07.11.2023
7	Infrastructure and Amenities charges	181608.00	18.10.2023	07.11.2023
8	Completion Certificate charges	Not applicable	--	--
9	Security Deposit Charges	Not applicable	--	--
10	Display Board Charges	1500.00	18.10.2023	07.11.2023
11	Shelter Charges	25343.00	18.10.2023	07.11.2023

/E.Signed /

Deputy Director (i/c)
District Town and Country Planning office
Pudukkottai District

To:

The President,
Vadugapatti panchayat,
Viralimalai Taluk / Panchayat union
Pudukkottai District.

Copy to:

M/S. XOMOX SANMAR private limited,
F10, 4th Floor, D- Block,,
Royal Vesta Apartment, V Road,
Uyyakondanthirumalai,
Tiruchirappalli,
TamilNadu, 620102,

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This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

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

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What it is worth and what it costs to register.

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Guideline value by survey

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What the plan says can happen on this land.

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CMDA land use check

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