

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. Prabhakaran A. B.Arch., Mep.,
Online Building Plan Application – Planning Permission

Online Application Number : SWP/BPA/004954/2023

Dated: 06.02.2024

Subject: Additional Industrial Building - District Town and Country planning Office – Pudukkottai District – Kantharvakottai Taluk - Kantharvakottai Panchayat union - Punalkulam Village and Panchayat – S.F.Nos.293/10A,10B,10C, 294/6,8A,8B,9A,10, 296/14,15B,17, 298/13, 299//1B,4,5B,6A,6B, 300/1B,2,3B,4,5A1,6A an extent of site 41750.00 Sqm. (As per patta) – FSI area of 11087.67 Sqm. Has been already approved – Now Additional site area has been added with already approved Site area in Punalkulam Village in SF No 294/9B – 2500Sqm. total put together site area is 44250.00Sqm. – Now Revision from already approved and Proposed Industrial building total put together FSI area of 21858.52Sqm. – Technical Concurrence issued - forwarded for further action - Reg.

Reference:

1.	Director of Town and Country Planning, Chennai Technical Clearance No. B.P/DTCP No:47/2024. Online Application Reference No. SWP/BPA/0049547/2023 Dated:24.01.2024.
2.	Applicant M/s.Delta Foods Tanjavur, M/s. Delta Instant Foods, M/s. Delta Fruit Drinks, M/s.Delta Millets Foods and M/s. Delta Rice Products, Represented by its Managing partners Online Application Reference No. SWP/BPA/0049547/2023 Dated:29.10.2023.
3.	G.O.86 Housing and Urban Development Department, Dated: 28.03.2012
4.	G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
5.	G.O.79 Housing and Urban Development Department, Dated: 04.05.2017.
6.	Assistant Director Pudukkottai District Town and country Planning Proceedings Roc No 8664/2021/Tcp6, Dated 29.04.2021
7.	G.O.01 Housing and Urban Development Department, Dated: 05.01.2021
8.	G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
9.	G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020
10.	G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
11.	Circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
12.	Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012

13.	Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
14.	Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
15.	Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021.
16.	District Officer, Fire and Rescue Services department, Pudukkottai District, Noc No:85/2021, Letter.K.Dis.No.2431/E1/2021 Dated: 16.03.2021.
17.	Joint Director, Agriculture Department, Pudukkottai District, Noc letter No A1/8754/2023, Dated 11.08.2023.
18.	The Proceedings of the Director of Town and country planning, Chennai-2 SWP/BPA/0049547/2023. Dated 24.01.2024
19.	Applicant M/s.Delta Foods Tanjavur, M/s. Delta Instant Foods, M/s. Delta Fruit Drinks, M/s.Delta Millets Foods and M/s. Delta Rice Products, Represented by its Managing partners Online Application Reference No. SWP/BPA/0049547/2023 Demand remittance letter, Dated: 02.02.2024.

Order:

In the reference to the 2nd Cited letter, the Applicant M/s.Delta Foods Tanjavur, M/s. Delta Instant Foods, M/s. Delta Fruit Drinks, M/s.Delta Millets Foods and M/s. Delta Rice Products, Represented by its Managing partners has requested for the Proposed additional Construction and revised approval of Industrial building to the technical approval has already been issued in the 6TH cited for an FSI area of 11087.67 Sqm. In a site area of 41750.00Sqm. (As per Patta) at Survey Nos: 293/10A,10B,10C, 294/6,8A,8B,9A,10, 296/14,15B,17, 298/13, 299//1B,4,5B,6A,6B, 300/1B,2,3B,4,5A1,6A Punalkulam Village, Kantharvakottai Taluk, Pudukkottai District, Now Additional site area has been added with already approved Site area in Punalkulam Village in SF No 294/9B, with a site area of 2500Sqm. Total put together site area is 44250.00Sqm. Additional Industrial buildings Proposed to the already approved site and revision of already approved buildings in the above same site. Revised and Proposed additional area put together is 21858.52Sqm.

In the reference first cited proceedings of Director of Town and Country Planning, Chennai, the boundary of the site has been marked as “1 to 46” and the Technical Clearance has been issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No.47/2024.**

On the receipt of requisite charges vide reference 19th cited hence technical concurrence for the Proposed additional Industrial building has been accorded vide No. **SWP/DTCP/PD/BPA.NO: 02/2024.**

The area statement for the Proposed additional Industrial building (Green category) is as below.

Area of Site – 44250.00sq.m.

Building details: Additional Industrial building

SL No.	Floor details	FSI (in S.qm)	Non-FSI Area (in S.qm)	Total Area (in S.qm)
Revised From Already Approved				
1	Cold Storage Block-7			
	Ground Floor	1241.17	-	1241.17
	First Floor	1241.17	-	1241.17
	Second Floor	1241.17	-	1241.17
2	Godown Block-3			
	Ground Floor	2371.56	-	2371.56
	First Floor	2371.56	-	2371.56
3	Food Processing Block-6			
	Ground Floor	1120.13	-	1120.13
	Mezzanine Floor	213.37	-	213.37
4	Electrical Room			
	Ground Floor	212.76	-	212.76
5	Toilet Block			
	Ground Floor	50.52	-	50.52
Proposed Buildings				
1	Millet Unit Block-1			
	Ground Floor	2143.81	-	2143.81
	Mezzanine Floor	682.28	-	682.28
2.	Rice Mill Block -2			
	Ground Floor	1944.71	-	1944.71
3.	Fruit Drinks – Block 4			
	Ground Floor	2131.19	-	2131.19
	Mezzanine Floor	682.28	-	682.28
4.	Animal Feed Block -5			
	Ground Floor	1362.59	-	1362.59
	Mezzanine Floor	560.78	-	560.78
5.	Instant Food Block -8			
	Ground Floor	1944.79	-	1944.79

	Mezzanine Floor	342.68	-	342.68
	Total	21858.52	-	21858.52

Existing FSI Area – 11087.67 sq.m

Proposed additional FSI Area – 21858.52 sq.m

Total FSI Area – 21858.52 sq.m

FSI = 0.49 < 2.0

OSR Area – 4468.21 Sqm. (10.09%) provided

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

Special condition:

1. The boundary of the OSR 1 (ear marked as A to F) 534.05Sqm, OSR 2 (ear marked as G to J) 580.54Sqm, OSR 3 (ear marked as K to N) 1877.13Sqm and OSR 4 (ear marked as O to R) 1476.49 Sqm. Total OSR 4468.21Sqm shown in the site plan should be retained as open space reservation as per TNCDBR-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.
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. Solar water heating system to be provided to the Additional Proposed Hospital building . Solar photo voltaic panels 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 Tamilnadu 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 49 of Tamil Nadu Town and Country Planning Act 1971.

The applicant remitted the required fees given below for the Proposed additional Industrial building

Fees Paid Details

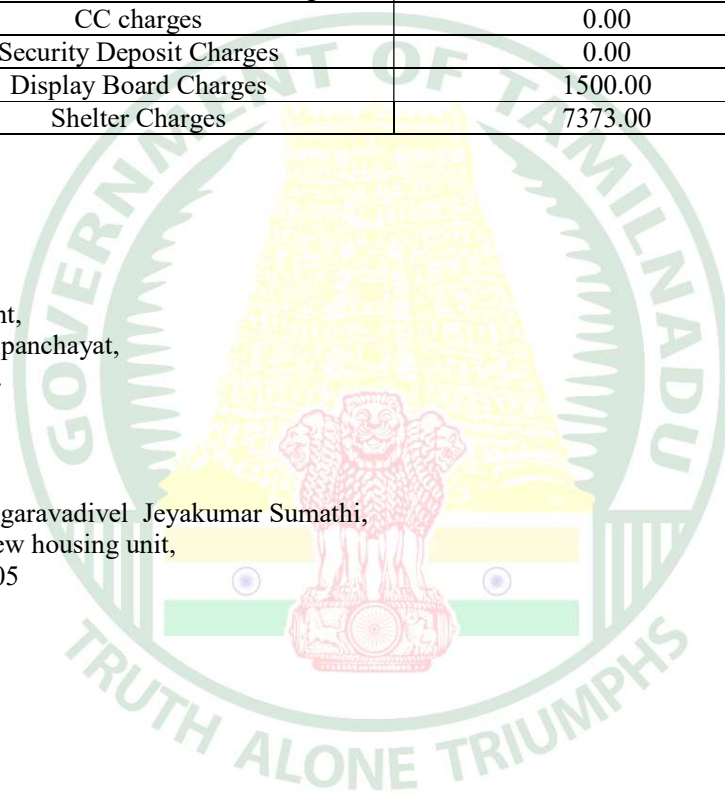
Sl.No	Charges	Amount paid (in Rupees)
1	Scrutiny Fees	108996.00
2	OSRA Fees	Not applicable
2	Premium FSI Charges	Not applicable
5	Centage Charge For Land	300.00
6	Centage Charge For Building	3800.00
7	Infrastructure and Amenities charges	2019492.00
8	CC charges	0.00
9	Security Deposit Charges	0.00
10	Display Board Charges	1500.00
11	Shelter Charges	7373.00

To:

The President,
Punalkulam panchayat,
Pudukkottai.

Copy to:

TVL.Parveen Singaravadivel Jeyakumar Sumathi,
NO. 404, HIG new housing unit,
Thanjavur- 613005



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
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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.

