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APPROVAL RECORD

Planning Permission

Salem

Salem 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 Assistant Director/Member Secretary (i/c),
District Town and Country Planning Office , Salem District
Present.Thiru.K.J.Ramprasath B.Tech., M.Plan.,

Application No.SWP/BPA/010671/2023

Date:13.02.2025

Sir/Madam

Sub: Non High Rise Flatted Industrial Building (Green Catogery) – Office of the Salem District Town and Country Planning – Salem Local Planning Authority – Salem District – Salem West Taluk – Salem City Municipal Corporation – Ariyagoundampatti Village, (Old S.F.No.22/1 Pt) Ward – Q, Block-3, T.S. No. 2/2 – With a Site extent of 4856.00 Sq.m (1.20 Acres)- FSI Area of 6946.14 Sq.m (74,768.25 Sq.ft.) – Proposed construction of silver anklet Micro units Building - Technical Concurrence issued by Director of Town and Country Planning, Chennai – Planning Permission issued – Forwarded for further action - Regarding.

- Ref:**
1. Applicant, The Branch Manager, TANSIDCO, Salem District, online application Ref.No. SWP/BPA/010671/2023, Dated:15.12.2023.
 2. Assistant Director, Salem District Town and country Planning office, Ref No. SWP/BPA/010671/2023, Dated: 07.01.2025.
 3. Proceedings of Director of Town and Country Planning Roc.No. SWP/BPA/010671/2023/TCP-4, Dated:07.01.2025.
 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.01, Housing and Urban Development Department, Dated: 05.01.2021.
 7. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
 8. G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.

9. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
10. G.O. No.01, Housing and Urban Development Department, Dated: 02.01.2023
11. . Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
12. . Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
16. District Office, Fire and Rescue Service Department, Salem District, letter K.Dis No. 16936/E1/2024, Dated: 26.12.2024.
17. Salem District Collector's Proceeding, Letter No.2465/2022/E5, Dated: 13.05.2022.
18. The Branch Manager, TANSIDCO, Salem Possession Certificate Letter No. 1341/2021/B1, Dated:26.05.2022.
19. Demand payment Request letter dated: 10.02.2025.
20. Applicant, The Branch Manager, TANSIDCO, Salem District, Demand Remittance letter dated:10.02.2025.

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Order

1. With reference to the 1st Cited letter, the applicant The Branch Manager, TANSIDCO, Salem has requested for the approval of proposed construction of industrial Building Flatted Factory Complex for silver anklet Micro units at Salem District, Salem West Taluk , Salem City Municipal Corporation, Ariyagoundampatti Village, (Old S.F.No.22/1 Pt) Ward – Q, Block-3, T.S. No. 2/2 – With a Site extent of 4856.00 Sq.m (1.20 Acres), FSI Area of 6946.14 Sq.m (74,768.25Sq.ft.) After scrutiny the same was forwarded to Director of Town and Country Planning, Chennai online for concurrence on 07.01.2025.

In continuation to that, with reference to the letter 3rd cited, technical concurrence for the industrial Building Flatted Factory Complex for silver anklet Micro units has been issued by the Director of Town and Country Planning Chennai vide proceedings Roc.No. SWP/BPA/010671/2023/TCP-4, dated. 07.02.2025. The Boundary of the site has been marked as "A to D" and the Technical Concurrence was issued under section 49 of Town and Country Planning Act 1971, for the above proposal and numbered as B.P/DTCP No.66/2025.

2. The Planning Permission for the above said industrial Building Flatted Factory Complex for silver anklet Micro units site has been marked as "A to D" and Site approval Issued Vide SWP/DTCP/SALEM/Site Approval No. 45/2025.

The area statement for the Proposed industrial building is as below.

Area of the Site as per FMB/Patta, Document – 4856.00 Sq.m.

Area of the site Super imposed Plot area – 4856.00 Sq.m. (1.20 Acres)

Floor	FSI Area in (Sq.m)	Non-FSI Area in (Sq.m)	Total Built-up area in (Sq.m)	USage
Stilt Floor	98.19	2305.41	2403.60	Parking
First Floor	2282.65	120.95	2403.60	34 Units
Second Floor	2282.65	120.95	2403.60	34 Units
Third Floor	2282.65	120.95	2403.60	34 Units
Head Room	-	112.21	112.21	
Total	6946.14	2780.47	9726.61	102 Units

Total FSI Area– 6946.14 Sq.m (74,768.25 Sq.ft.)

OSR Area:- 485.60 (10.00%)

With the above Area, the industrial Building Planning Permission issued with Special and General Conditions. Industrial Building Plan Numbered as **Planning Permission No. 17/2025 from 13-02-2025 to 12-02-2033 (8 Years)**

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

SPECIAL CONDITIONS

1. The OSR (1 to 4) area – 485.60 Sq.m. (10.00%) shown in the site plan should be retained as Open Space Reservation as per TNCD BR, 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 foundations
3. Conditions mentioned in the No Objection certificates obtained from the central and state Govt Departments must be followed scrupulously

4. 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 Surveyor 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. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the water Act 1974 for discharge of sewage
6. According to the Circular No.12544/14/CB dated: 04.07.2014 stating that, The Director 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 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
7. "The Provisions in the G.O (MS) No. 17. H&UD [UD4(3)], Department, Dated:05.02.2016 relating to installation and use of solar energy system, should be followed
8. If any court case would be pending with reference to this proposal, the Planning permission would be treated as INVALID
9. Building to be Used Strictly as per mentioned purpose in Approved Building Plan

GENERAL CONDITIONS

1. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant
2. Rain water Harvesting should be provided as per the direction mentioned in GO 18, Department of Municipal Administration and Water supply Dated:04.02.2019 and also provide Necessary Fire Resistance Equipment's in the proposed Building
3. 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
4. Fly Ash bricks and Materials to be used Mandatory
5. Setbacks and Vehicle parking should be retained as per Approval Drawing

6. As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided
7. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent by the TNPCB
8. No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained
9. Mosquito netting to be provided at OHT and well
10. 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 and also provide Necessary fire Resistance equipment in the proposed Building
11. 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
12. Parking area to be utilized only for parking purpose mentioned as per approved drawing
13. Government Registered electrical Contractor must be employed for wiring works during construction
14. Seismic Resistance Procedure to be Follow
15. Provide Sufficient Fire Resistance and Fire equipment in proposed Building
16. Approved order and drawing copies to be handover to buyer by the owner at the time of sale
17. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by The Commissioner, Salem City Municipal Corporation, if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.
18. 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

The following fee and charges are collected as follows

Sl. No.	Fees Details	Charges collected (Rs./Date)
1	Scrutiny Charge	25,551.00/- dated 15.12.2023
2	Display Board Charges	1,500.0/- dated 10.02.2025
3	Centage Charge for Land	300.0/- dated 10.02.2025
4	Centage Charge for Building	

5	Infrastructure and Amenities Charges	Fees/charges were exempted under TNCDBR 2019, rule of 6(5)
6	CC Charges	
7	Security Deposit Charges	
8	Premium FSI charges	
9	Shelter Charges	
10	Development Charges for Land	
11	Development Charges for Building	

E-Signed
Assistant Director Member Secretary(i/c),
District Town and country planning,
Salem Local Planning Authority,
Salem District.

Enclosure

Original Map and Condition - 2 sets

To

The Commissioner,
Salem City Municipal Corporation,
Salem District.

Copy to

The Branch Manager,
TANSIDCO,
SIDCO Industrial Estate,
Five Roads, Salem - 636 004.

1set

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

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

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

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
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Services we run
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The LandLens
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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

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