

PP

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.



District Town and Country Planning, Salem District
Thalavaipatty village, Salem Steel Plant Main Road, Salem 636 302
Online Building Plan Application – Planning Permission

tion No. SWP/BPA/044705/2023

Date: 08.03.2024

Sir,

Sub: Residential Building - Office of the Salem District Town and Country Planning – Salem District – Salem Local Planning Area - Salem Taluk – Salem Corporation – Periyeri Village - (Old Ward D - Block 19 - T.S.No.4/3, 7/1 & 7/2) - New Ward AC - Block 19 - T.S.No.42/2 - New Ward AC - Block 28 - T.S.No.27/2 - Site area of 3077.00 sq.m. - FSI area of proposed building - 7940.20 sq.m. (85469.00 sq.ft.) - Technical Concurrence issued by Director of Town and Country Planning, Chennai - Planning Permission issued - forwarded for further action - Regarding.

- Ref:**
- 1) Applicant M/s. Chola Chona Builders Private Limited Represented by its Managing Directors Mr.P.R.Ganesan and Mr.S.K.Senthil Kumar, Salem Online Application Reference No. SWP/BPA/044705/2023, Received Dated: 20.10.2023.
 - 2) Assistant Director/Member Secretary (i/c), Salem District Town and Country Planning Office Online Application No. SWP/BPA/044705/2023 Dated 06.11.2023. (Forwarded to DTCP, Chennai).
 - 3) Proceedings of Director of Town and Country Planning Roc.No.SWP/BPA/044705/2023/TCP-4 dated 20.11.2023
 - 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.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020.
 - 7) G.O.18, Housing and Urban Development Department, dated 04.02.2019.
 - 8) Circular from the Commissioner of Town and Country Planning, Roc no.7486/2009/PA2 dated 16.04.2009.
 - 9) Circular from the Commissioner of Town and Country Planning, Roc no.21075/2009/PA1 dated 27.06.2012.
 - 10) Circular from the Commissioner of Town and Country Planning, Roc no.12201/2017/PA1 dated 22.09.2017.
 - 11) Circular from the Commissioner of Town and Country Planning, Roc no.14227/2017/Special Cell dated 14.12.2017.

- 12) G.O.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration).
- 13) Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell dated 31.05.2018.
- 14) G.O.53, Housing and Urban Development Department, dated 16.04.2018.
- 15) G.O.138, Housing and Urban Development Department, dated 04.06.2004.
- 16) G.O.01, Housing and Urban Development Department, dated 05.01.2021.
- 17) Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/PA2 dated 05.02.2020.
- 18) Principal Secretary, Housing and Urban Development Department Roc no.8449/UD4 (3)/2020-2 dated 23.09.2020.
- 19) Demand payment Request letter dated 06.12.2023.
- 20) Applicant M/s. Chola Chona Builders Private Limited Represented by its Managing Directors Mr.P.R.Ganesan and Mr.S.K.Senthil Kumar, Salem Demand Remittance letter dated 29.02.2024.
- 21) District Officer, Fire and Rescue Department, Salem No Objection Certificate No.14531/E1/2023 dated 30.10.2023.

Vide the online application 1st cited, in the reference applicants have applied for the approval of Residential Building in Salem Local Planning Authority, Salem District, Salem Taluk, Salem Corporation, Periyeri Village, (Old Ward D, Block 19, T.S.No.4/3, 7/1 & 7/2), New Ward AC, Block 19, T.S.No.42/2, New Ward AC, Block 28, T.S.No.27/2, Site area of 3077.00 sq.m., FSI area of proposed building, 7940.20 sq.m. (85469.00 sq.ft.) And after scrutiny the same was forwarded to Director of Town and Country Planning, Chennai online for concurrence on 06.11.2023.

In continuation to that, with reference to the letter 3rd cited, Technical concurrence for the Residential Building has been issued by the Director of Town and Country Planning Chennai vide proceedings Roc.No.SWP/BPA/044705/2023/TCP4, dated 20.11.2023. The Boundary of the site has been marked as "A to N" 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.432/2024**.

Therefore, Planning Permission for the said Residential Building in Salem Local Planning Area, Salem District, Salem Taluk, Salem Corporation, Periyeri Village, (Old Ward D, Block 19, T.S.No.4/3, 7/1 & 7/2), New Ward AC, Block 19, T.S.No.42/2, New Ward AC, Block 28, T.S.No.27/2, Site area of 3077.00 sq.m., FSI area of proposed building, 7940.20 sq.m. (85469.00 sq.ft.) **The Site has been marked as "A to N" and Site approval Issued Vide SWP/DTCP/SALEM/Site Approval No. 54/2024.**

The area statement for the Proposed Residential Building is as below.

Area of the Site

As per TSLR - 3077.00 Sq.m

As per Document - 3078.00 Sq.m

Super Imposed Plot Area - 3375.41 Sq.m.

Description	FSI Area in Sq.m.	Non-FSI Area in Sq.m.	Total Built-up Area in Sq.m.	Uses and No. of dwelling units
Block-A				
Stilt Floor	-	987.31	987.31	Parking and Electrical Room
First Floor	853.02	134.29	987.31	8 Dwellings
Second Floor	853.02	134.29	987.31	8 Dwellings
Third Floor	853.02	134.29	987.31	8 Dwellings
Fourth Floor	853.02	134.29	987.31	8 Dwellings
Fifth Floor	853.02	134.29	987.31	8 Dwellings
Terrace Floor	-	46.45	46.45	-
Total-A	4265.10	1705.21	5970.31	40 Dwellings
Block-B				
Stilt Floor	-	810.26	810.26	Parking
First Floor	735.02	75.24	810.26	5 Dwellings
Second Floor	735.02	75.24	810.26	5 Dwellings
Third Floor	735.02	75.24	810.26	5 Dwellings
Fourth Floor	735.02	75.24	810.26	5 Dwellings
Fifth Floor	735.02	75.24	810.26	5 Dwellings
Terrace Floor	-	35.04	35.04	-
Total-B	3675.10	1221.50	4896.60	25 Dwellings
Grand Total (A+B)	7940.20	2926.71	10866.91	65 Dwellings

Total FSI Area - 7940.20 Sq.m.

FSI - 2.58 (Including Premium FSI)

With the above Area the Residential Building Planning Permission Issued with Special and General Conditions. The Residential Building Plan Numbered as **Planning Permission No.23/2024 from 08-03-2024 to 07-03-2032 (8 Years)**

SPECIAL CONDITIONS

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
2. Conditions mentioned in the No Objection certificates obtained from the central and state Govt Departments must be followed scrupulously.

3. 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.
4. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the water Act 1974 for discharge of sewage.
5. 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.
6. 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's 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.
7. "The Tamil Nadu Government in G.O. MS. No. 112, Housing and Urban Development Department dated: 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Act 2016, The promoter has to advertise, 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."
8. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
9. Building to be Used Strictly as per mentioned purpose in Approved Building Plan.
10. 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.

GENERAL CONDITIONS

1. Solar Water Heating System to be provided to the proposed Residential 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. The Planning permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 49).
4. If the application applied under 49 or 64 (1) of Tamil Nadu Town and Country Planning Act 1971 is rejected or Refused, the Applicant under section 80 of Tamil Nadu Town and county Planning Act 1971 can Appeal within two months from the date of issue of this order to Director of Town and Country.
5. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
6. 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 and 31.01.2020. Also provide Necessary Fire Resistance Equipment's in the proposed Building.
7. Fly Ash bricks and Materials must be used for construction.
8. Mosquito netting to be provided at OHT and well.
9. Setbacks should be retained as per Approval Drawing.
10. As per G.O.No.341 MAWS dated 03.11.2004 'U' Trap in the septic tank design to be provided.
11. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent by the TNPCB.
12. No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained.
13. Mosquito netting to be provided at OHT and well.
14. 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 and also provide Necessary fire Resistance equipment in the proposed Building.
15. As per G.O.No.18, Department of Municipal Administration and Water Supply, dated 04.02.2019 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.
16. Government registered electrical Contractor must be employed for wiring works during construction.
17. Seismic Resistance Procedure to be Follow.
18. Fire Rescue equipment should be provided as per Rules.
19. As per references cited Government Orders & Circulars Centage Charges Infrastructure and Amenities Charges, Shelter Fund and other relevant charges to be collected and further action shall be taken by the District Officer.
20. Approved order and drawing copies to be handover to buyer by the owner by the time of sale.
21. Enforcement action under section 56&57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Commissioner Salem Corporation if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.

22. 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.
23. With the Reference 6 and 7 mentioned Government Orders and Reference No 13 mentioned Circular the following conditions to be follow.

(i) When the construction reached at plinth level the applicant should apply for CCC after getting CCC when the construction completed civil works then apply for completion certificate. The applicant or buyer or a worker or any other person shall not occupy the building without valid completion certificate from Salem Local Planning Area.

(ii) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall not put the building to use without obtaining Completion Certificate from the Assistant Director/Member Secretary, Salem Local Planning Authority, Salem.

(iii) a) Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with the plan showing the Site Boundary, dimension of the Building and the setback on all around and the plan must be authenticated by the applicant and Architect/Structural Engineer/Licensed Surveyor for the issue of Construction Continuance Certificate (CCC).

b) Also, the Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with a drawing/plan showing the actual Construction made at site when the construction is completed without any requirement of further civil works for the issue of Completion Certificate (CC).

(iv) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall comply and other condition/directions stipulated in the operational guidelines issued/subsequently to be issued by the DTCP.

The following fee and charges are collected as follows:

1. Scrutiny Charge Rs.26,349 Dated :20.10.2023
2. OSR Charge - Rs.19,75,968 Dated :04.12.2023
3. Centage Charge for Land Rs.600, Dated :29.02.2024
4. Centage Charge for Building Rs.70,000, Dated : 29.02.2024
5. Infrastructure and Amenities Charges Rs.15,45,057 Dated : 29.02.2024
6. CC Charges Rs.1,16,962 Dated : 29.02.2024
7. Security Deposit Charges Rs.7,46,454 Dated : 29.02.2024
8. Display Board Charges Rs.1,500, Dated : 29.02.2024
9. Shelter Charges – 5,86,991 Dated:29.02.2024

10. Premium FSI Charges – Rs.96,39,000 Dated :29.02.2024
11. Development Charges for Land Rs.6,750 Dated : 29.02.2024
12. Development Charges for Building Rs.54,335 Dated : 29.02.2024

Assistant Director/ Member Secretary (i/c),
District Town and country planning,
Salem District.

Enclosure

Original Map and Condition - 2 sets

To

Commissioner,
Salem Corporation,
Salem District.

Copy to

1. Chola Chona Builders private limited,
Represented by its Managing directors,
Mr.P.Ganesan,
Mr.S.Senthilkumar,
Door No.304/1 Sona Nagar,
Alagapuram periyaputhur,
Fair lands,
Salem-636-016.

2. Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008 - 1 Set.

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
/landlens/one



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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+91 9996 12 9996

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.

