

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.

ation No.SWP/BPA/0057397/2023

Date:24.02.2024

Sir,

Sub: Non High rise Industrial building – District Town and Country planning office - Salem District – Sankari Taluk- Gudalur village- S.Nos.254/1B2,255/1B,255/4B,255/4A,255/3B & 255/5B Extent- 7.675 Acres -Proposed Construction of steel melting plant industrial building (Orange category) Ground Floor- Electric power 3076.0 HP - FSI Area- 3503.60 Sq.m. - Technical Clearance issued - forwarded for further action -Regarding.

- Ref:**
1. Applicant Mr.K.Dhinakaran Online Application No SWP/BPA/0057397/2023,Dated: 10.11.2023.
 2. G.O.86, Housing and Urban Development Department, dated 28.03.2012.
 3. 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.
 4. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
 5. Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/PA2 dated 05.02.2020.
 6. G.O.79, Housing and Urban Development Department Dated:04.05.2017
 7. Joint Director Agriculture and Farmers welfare Department letter Roc.No.E2/16346/2023 Dated:06.11.2023
 8. District Officer Fire and Rescue Department letter K.Dis.9893/E1/2023 Dated 07.08.2023.
 9. Pollution control board No objection certificate Consent order No.2301250429335 dated:06.06.2023
 10. Demand payment Request Letter Dated:23.02.2024
 11. Applicant Mr.K.Dhinakaran Demand Remittance letter Dated: 23.02.2024.
 12. Director town and country planning office Chennai Letter Roc.No.1492/2023/K2 dated:20.02.2024
 13. Block Development Officer, Magudanchavadi Road certificate Roc.No.1742/2023/ 12 dated 28.08.2023.

With reference to the letter in the 1st cited, applicant has requested for the approval of Industrial Building (steel melting plant) in Salem District, Sankari Taluk, Gudalur S.Nos.254/1B2,255/1B,255/4B,255/4A,255/3B & 255/5B Extent- 7.675 Acres, Proposed Construction of Ground floor steel melting plant industrial Building, Requested the Approval for proposed Industrial (Orange Category) building with Electric power 3076.0 HP- FSI Area 3503.60 Sq.m. The **Site has been marked as “1-27” and Concurrence for Site approval Issued Vide SWP/DTCP/SALEM/Site Approval No. 49/2024.**

The Proposed Industrial Building Area

Si.No	Description	FSI (Sq.m)	Non-FSI (Sq.m)	Total Built-up Area
1	Work shop	3503.60	-	3503.6
2	Security cabin	-	9.0	9.0

FSI – 0.112

With the above Area the Industrial Building (steel melting plant) Technical Clearance Issued with Special and General Conditions. With OSR boundary numbered as A-K & A-D .The Industrial Building Plan Numbered as **SWP/SALEM/B.P/A.D TCP.No.02/2024 from 24.02.2024 to 23.02.2032 (8 Years)**

SPECIAL CONDITIONS

1. Based on the Road certificate from Block development officer Magudanchavadi shown in reference No.13 this technical clearance is issued so that The block development officer is directed to ensure the Ownership of the Approach Road in favor of government before issuing Final approval once if it is not in favor of government ownership The technical clearance is not valid
2. 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 sit; 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
3. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 mentioned rules and regulation should be followed
4. 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
5. 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, FSI and Setbacks should be Retained as per Approval Drawing
 6. Government Registered electrical Contractor must be employed for wiring works during construction
 7. Ref No.8 District Officer Salem Fire and Recuse Services Issued terms and Condition to be Followed and Local body Should monitor these before getting Final Approval
 8. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations
 9. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rule made there under and does 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
 10. Conditions mentioned in the No Objection certificates obtained from the central and state Govt Departments must be followed scrupulously
 11. “The Provisions in the G.O (MS) No. 17. H&UD [UD4(3)], Department, dated: 05.02.2016 shown in Reference -3 relating to installation and use of solar energy system, should be followed
 12. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval Head of Account: 0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 Non-Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

GENERAL CONDITIONS

1. Solar water heating system to be provided to the proposed building
2. Setbacks should be Retained as per Approval 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. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the water Act 1974 for discharge of sewage 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

5. Parking area to be utilized only for parking purpose mentioned as per approved Drawing
6. Provide Sufficient Fire Resistance and Fire equipment in proposed Building
7. As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided
8. Fly Ash bricks and Materials to be used Mandatory
9. 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
10. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID
11. Enforcement action under section 56&57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Block Development Officer, Magudanchavadi if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.

The following fee and charges are collected as follows:

1. Scrutiny Charge Rs.53,974 Dated : 10.11.2023
2. OSR Charge - Nil
3. Centage Charge for Land Rs.900, Dated : 23.02.2024
4. Centage Charge for Building Rs.3000 Dated :23.02.2024
5. Infrastructure and Amenities Charges Rs.6,76,800 Dated : 23.02.2024
6. CC Charges- Nil
7. Security Deposit Charges-Nil
8. Display Board Charges Rs.1500, Dated : 23.02.2024
9. Shelter Charges – NIL
10. Premium FSI Charges – NIL

Enclosure

Original Map and Condition - 2 sets

Assistant Director

District Town and country planning,
Salem District

To

Block Development officer,
Magudanchavadi Panchayat union,
Sankari Taluk, Salem District

Copy to

1. Mr.K.Dhinakaran
No.10,Velavan Nagar,
Coimbatore district - 1 set

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



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/tools



Services we run
for you
/services



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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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.

