

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.



Proceedings of Assistant Director of District Town
and Country Planning, Salem District.
Present.Thiru. K.J.Ramprasath B.Tech., M.Plan.,

No.SWP/BPA/062827/2023

Date:28.12.2024

Sir,

Sub: Non High Rise Industrial Building - District Town and Country Planning - Salem District – Sankari Taluk – Sankari Panchayat Union Kottavaradhampatti Panchayat – Sungudivarathampatti Village – S.F.No.36/2B2 - Site Extent – 6235.00 Sq.m. - FSI Area – 2069.65 Sq.m. – Proposed Construction of Industrial Building (Orange Category) – Technical Approval issued - Regarding.

- Ref:
1. Applicant Mr.Dharmaraj, Director of M/s Verdan Vital Inputs Private Limited Company, Salem, Online Application No. SWP/BPA/062827/2024, Dated 24.12.2023.
 2. G.O.86, Housing and Urban Development Department, dated 28.03.2012.
 3. G.O.85, Housing and Urban Development Department, dated 16.05.2017.
 4. 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.
 5. Circular from the Commissioner of Town and Country Planning, Roc no.7486/2009/PA2 dated 16.04.2009.
 6. Circular from the Commissioner of Town and Country Planning, Roc no.21075/2009/PA1 dated 27.06.2012.
 7. Circular from the Commissioner of Town and Country Planning, Roc no.12201/2017/PA1 dated 22.09.2017.
 8. Circular from the Commissioner of Town and Country Planning, Roc no.14227/2017/Special Cell dated 14.12.2017.
 9. G.O.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration).
 10. Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell dated 31.05.2018.
 11. G.O.53, Housing and Urban Development Department, dated 16.04.2018.
 12. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
 13. G.O.01, Housing and Urban Development Department, dated 05.01.2021.
 14. Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/PA2 dated 05.02.2020.

15. G.O.105, Housing and Urban Development Department, dated 22.03.2005.
16. Principal Secretary, Housing and Urban Development Department Roc no.8449/UD4(3)/2020-2 dated 23.09.2020.
17. Joint Director of Agricultural Department, letter No.E2/19518/2023, dated.01.11.2023.
18. G.O.79, Housing and Urban Development Department, dated 04.05.2017.
19. District Officer, Fire and Rescue service, Salem District Letter No.14024/E1/2023, dated.26.10.2023. (NOC)
20. Proceedings of District Environmental Engineer, Tamil Nadu Pollution Control Board, Salem letter No.F.3297SLM/OS/DEE/TNPCCB/SLM/W/2023, dated.19/12/2023. (CONSENT ORDER NO. 2301156118873, dated.19/12/2023).
21. President, Kottavaradhampatti Panchayat, Resolution No.11, dated.02.10.2024.
22. Demand payment Request letter dated 20.12.2024.
23. Applicant M/s. Dharmaraj Demand Remittance letter dated 26.12.2024.

With reference to the 1st cited above, the Applicant has applied for approval of the Industrial Building Salem District, Sankari Taluk, Sankari Panchayat Union, Kottavarathampatty Panchayat, Sungudivarathampatty Village, S.F.No.36/2B2, Site Extent – 6235.00 Sq.m., FSI Area – 2069.65 Sq.m., Proposed Construction of Industrial Building (Orange Category).

The site has been marked as "A to I" and Site Approval issued vide SWP/DTCP/SALEM/Site Approval No.341/2024.

The Proposed Industrial Building Area details are as follows

Floor Details	FSI Area in Sq.m.	Non FSI Area in Sq.m.	Total Built up in Area Sq.m.
Machinery Hall Building Area Galvalume Sheet Roofing Ground Floor Area	1647.59	-	1647.59
Office Room (RCC Roof) Ground Floor First Floor Area Head Room Area	139.29 139.29 -	- - 21.66	139.29 139.29 21.66
Dining And Staff Quarters (RCC Roof) Ground Floor First Floor Area	70.00 55.75	- -	70.00 55.75
Meter Room			

Ground Floor Area	11.97	-	11.97
Security Room Ground Floor Area	5.76	-	5.76
Total	2069.65	21.66	2091.31

Floor Space Index - 0.207

Site Area – 6235.00 Sq.m.

FSI Area – 2069.65 Sq.m.

With the above Area the Proposed Industrial Building Technical Building Approval Issued with Special and General Conditions. The Industrial Building Plan Numbered as Technical Building Approval No. SWP/DTCP/SALEM/BP No.19/2024.

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. Technical Building Approval 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. Technical Building Approval 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 Technical Building Approval. 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 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
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 Building Approval would be treated as INVALID
 9. Building to be Used Strictly as per mentioned purpose in Approved Building Plan.
 10. Final Building approval will be issued after getting NOC from Tamil Nadu Fire and Rescue Department.

GENERAL CONDITIONS

1. The Technical Building Approval issued in accordance with Tamil Nadu Town and Country Planning Act 1971.
2. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant
3. 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
4. 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
5. Fly Ash bricks and Materials to be used Mandatory
6. Setbacks and Vehicle parking should be retained as per Approval Drawing
7. As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided
8. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent by the TNPCB
9. No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained
10. Mosquito netting to be provided at OHT and well
11. 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
12. 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
13. Parking area to be utilized only for parking purpose mentioned as per approved drawing
14. Government Registered electrical Contractor must be employed for wiring works during construction
15. Seismic Resistance Procedure to be Follow
16. Provide Sufficient Fire Resistance and Fire equipment in proposed Building
17. Approved order and drawing copies to be handover to buyer by the owner by the time of sale
18. Enforcement action under section 56&57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the The President, Kottavaradhampatti Panchayat, Salem District, if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.

19. 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
20. 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 conversion 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)

The following fee and charges are collected as follows

Sl.No.	Fees Details	Charges collected
1	Scrutiny Charge	Rs.13,708.00, Dated 24.12.2023
2	Centage Charge for Land	Rs.2,100.00, Dated 26.12.2024
3	Centage Charge for Building	Rs.3,000.00, Dated 26.12.2024
4	Infrastructure and Amenities Charges	Rs.3,89,160.00, Dated 26.12.2024
5	Display Board Charges	Rs.1,500.00, Dated 26.12.2024
6	Development Charges for Land	Rs.31,175.00, Dated 26.12.2024
7	Development Charges for Building	Rs.20,920.00, Dated 26.12.2024

E-Signed
Assistant Director,
District Town and country planning,
Salem District.

Enclosure

Original Map and Condition - 2 sets

To

The President,
Kottavaradhampatti Panchayat ,
Sankari Panchayat Union,
Salem District.

Copy to

Mr.Dharmaraj,
S.No.36/2B, Uthupalayam Road,
Sungudivaruthamoatty, Sankari,
Vadugapatti Post,
Thammampatty, Salem District 637301.

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

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
/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
hello@verified.realestate
+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.

