

PP

APPROVAL RECORD

Planning Permission

Sivagangai
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

SWP/BPA/0187051/2024

Date: 17.08.2024

Sir,

Sub: Non High Rise Industrial Building – Office of the Salem District Town and Country Planning – Salem District – Salem Local Planning Authority – Salem Taluk – Salem Corporation – Kumarasamipatty Village – (Old S.F.No. 234/2A, 235/1B) – New Ward G – Block 28 – T.S.No.25 – Site Extent– 2965.39 Sq.m. – Built up Area–1964.53 Sq.m. – **FSI Area– 1964.53 Sq.m.** of the proposed construction of RCC Terraced Roof and Colour Coated Sheet Roof (After demolishing the Existing Building) **Orange category**–Cardboard Box and Paper Products(paper and pulp manufacture excluded) Industrial Building –**Power required –34.0 HP– No of workers–20 No's**– Planning Permission issued – Regarding.

- Ref:**
1. Applicant Mr. S. Sriramalu – Online Application No. SWP/BPA/0187051/2024, Dated 06.04.2024.
 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.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration).
 5. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
 6. Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/PA2 dated 05.02.2020.
 7. Principal Secretary, Housing and Urban Development Department Roc no.8449/UD4(3)/2020–2 dated 23.09.2020.
 8. District Officer, Fire and Rescue Service Department, Salem District Letter D.Dis.No.1015/E1/2024, dated 02.02.2024.
 9. Demand payment Request letter dated 09.08.2024.
 10. Applicant Mr. S. Sriramalu Demand Remittance dated 09.08.2024.

With reference to the 1st cited above, the Applicant has applied for approval of the proposed construction of RCC Terraced Roof and Colour Coated Sheet Roof (after demolishing existing Building), Green Category, Cardboard Box and Paper Products(paper and pulp manufacture excluded) Industrial Building, Power–34.0 HP, Total No of Workers–20 No's, in Salem District, Salem Local Planning Authority, Salem Taluk, Salem

Corporation, Kumarasamipatty Village, (Old S.F.No. 234/2A, 235/1B), New Ward G, Block 28, T.S.No.25, Site Area 2965.39 Sq.m., Built up Area 1964.53 Sq.m..

The site has been marked as "A to I" and Site Approval issued vide SWP/DTCP/SALEM/Site Approval No.175/2024.

The Proposed Industrial Building Area details are as follows

Sl.No.	Description	Non FSI Area in Sq.m.	FSI Area in Sq.m.	Total Built up Area in Sq.m.
1	Machinery Hall Building Area	–	913.81	913.81
2	Store Room, Office and Record Room			
	Ground Floor Area	–	350.24	350.24
	First Floor Area	–	350.24	350.24
	Second Floor Area	–	350.24	350.24
	Total	–	1964.53	1964.53

1. Site Area – 2965.39 Sq.m.
2. OSR Area – 305.86 Sq.m.
3. FSI – 0.662

With the above Area of Industrial Building Planning Permission Issued with Special and General Conditions. The Industrial Building Plan Numbered as **Planning Permission No.65/2024 from 17-08-2024 to 16-08-2032 (8 Years)**

SPECIAL CONDITIONS

1. The OSR Area 305.86 Sq.m Earmarked as 1 to 4 Shown in the site plan should be retained as open space reservation as per TNCDBR 2019 Rule 41(1) Explanation(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. 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 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 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 Planning Permission would be treated as INVALID.
 9. Building to be Used Strictly as per mentioned purpose in Approved Building Plan.

GENERAL CONDITIONS

1. The Planning Permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 49).
2. 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.
3. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.
4. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the water Act 1974 for discharge of sewage.

5. 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.
6. 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.
7. Fly Ash bricks and Materials to be used Mandatory.
8. Setbacks and Vehicle parking should be retained as per Approval Drawing.
9. As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
10. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent by the TNPCB.
11. No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained.
12. Mosquito netting to be provided at OHT and well.
13. 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.
14. 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.
15. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
16. Government Registered electrical Contractor must be employed for wiring works during construction.
17. Seismic Resistance Procedure to be Follow.
18. Provide Sufficient Fire Resistance and Fire equipment in proposed Building.
19. Approved order and drawing copies to be handover to buyer by the owner by the time of sale.
20. 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.
21. 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:

1. Scrutiny Charge Rs.8,273, Dated : 06.04.2024
2. OSR Charge – NIL
3. Centage Charge for Land Rs.900, Dated : 09.08.2024
4. Centage Charge for Building Rs.2,500, Dated : 09.08.2024
5. Infrastructure and Amenities Charges Rs.3,70,360, Dated : 09.08.2024
6. CC Charges – NIL
7. Security Deposit Charges – NIL
8. Display Board Charges Rs.1,500, Dated : 09.08.2024
9. Shelter Charges – NIL
10. Premium FSI Charges – NIL
11. Development Charges for Land Rs.15,200, Dated : 09.08.2024
12. Development Charges for Building Rs.19,700, Dated : 09.08.2024

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

Enclosure

Original Map and Condition – 2 sets

To

The Commissioner,
Salem Corporation,
Salem Taluk,
Salem District.

Copy to

1. Mr. S. Sriramalu,
Door No.A3, Mullai Apartment,
Gandhi Road, Lakshmipuram,
Salem District – 636 007.

1set

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.

[/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.

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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

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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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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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.

