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APPROVAL RECORD

Planning Permission

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 Member Secretary (i/c) /
Assistant Director, Salem Local Planning Authority /
District Town and Country Planning Office,
Salem District.
Present.Thiru.A.Suresh B.E.,

Application No.SWP/BPA/863559/2026

Date:08.08.2026

Sir/Madam

Sub: Non High Rise Commercial Building (Conventional Center) – Office of the Salem District Town and Country Planning – Salem Local Planning Authority – Salem District – Salem South Taluk - Veerapandi Panchayat union – Nallar Ayyampatty Panchayat / Village – S.F.No.23/9C2, 23/12B, 23/13A2, 23/14A2 and 23/15B with site extent of 9511.00 Sq.m (2.35 Acres) - FSI Area of proposed in building – 7658.50 Sq.m (82,436.09 Sq.ft.) - Technical Concurrence issued by Commissioner of Town and Country Planning, Chennai – Planning Permission issued – Forwarded for further action - Regarding.

- Ref:**
1. Applicant Tmt.S.Arunadevi, Salem District, online application Ref.No.SWP/BPA/863559/2026, Dated:03.06.2026.
 2. Assistant Director, Salem District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/863559/2026, Dated:08.06.2026.
 3. Proceedings of Commissioner of Town and Country Planning Roc.No.SWP/BPA/863559/2026, Dated:30.07.2026.
 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. G.O.Ms.No.171, Housing and Urban Development Department (UD4(1), Dated: 30.10.2025.
17. G.O.(Ms)No.155, Housing and Urban Development Department, (UD4(1), dated 08.10.2025.
18. G.O.(Ms)No.95, Housing and Urban Development Department, (UD4(1), dated 04.08.2023.
19. Director of Town and Country Planning, Chennai circular Letter Roc No.9611/2023/TCP5, Dated: 25.04.2023.
20. G.O.(2D). No.273, Housing and Urban Development Department [UD4(L. Re-1)], Dated: 25.09.2025. TNGG No.45, Part VI Section 1 Page No.456, Publication No.VI(1)/628/2025, Dated.12.11.2025.
21. District officer, Fire & Rescue service, Salem District, PPNOC.No.10387/NOC/NMSB/2026, Dated.13.06.2026.
22. Demand payment Request letter dated:01.08.2026 & 03.08.2026.
23. Applicant Tmt.S.Arunadevi, Salem District, Demand Remittance letter dated:01.08.2026, 04.08.2026 & 07.08.2026.

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Order

1. With reference to the letter 1st Cited, the applicant Tmt.S.Arunadevi, has requested for the approval of proposed construction of Commercial Building (Conventional Center) at Salem Local Planning Authority, Salem District, Salem South Taluk, Veerapandi Panchayat union, Nallar Ayyampatty Panchayat / Village, S.F. No.23/9C2, 23/12B, 23/13A2, 23/14A2 and 23/15B with site extent of 9511.00 Sq.m (2.35 Acres). Proposed construction of Commercial Building (Conventional Center) with Basement + Ground + 2 Floors FSI area of 7658.50 Sq.m (82,436.09 Sq.ft.). After scrutiny the same was forwarded to Director of Town and Country Planning, Chennai online for concurrence on 18.06.2026.
2. In continuation to that, with reference to the letter 3rd cited, Technical Concurrence for the Commercial Building (Conventional Center) has been issued by the Director of Town and Country Planning Chennai vide

proceedings Roc.No.SWP/BPA/863559/2026, dated.30.07.2026. The Boundary of the site has been marked as "A to M" 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.505/2026**.

3. The Planning Permission for the above said Commercial Building (Conventional Center) site has been marked as "A to M" and Site approval Issued Vide **SWP/DTCP/SALEM/Site Approval No.255/2026**.

4. The area statement for the Proposed Commercial Building (Conventional Center) is as below.

Area of the Site – 9511.00 Sqm (As per Patta)

Area of the Site – 9511.00 Sqm (As per Document)

Proposed Commercial Building (Conventional Center)

Area Statement in Sqm

S.No	Description	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Builtup Area in Sq.m	Usage
1.	Basement Floor	-	1588.39	1588.39	Parking
2.	Ground Floor	4982.96	-	4982.96	Seating Hall and Dinning
3.	First Floor	1675.35	2001.12	3676.47	Rooms
4.	Second Floor	1000.19	1.96	1002.15	Rooms
Total		7658.50	3591.47	11249.97	

Total FSI Area = 7658.50 Sq.m.

With the above Area, the Commercial Building (Conventional Center) Planning Permission issued with Following Special and General Conditions. Commercial Building (Conventional Center) Plan Numbered as **Planning Permission No.129/2026 from 08-08-2026 to 07-08-2034 (8 Years)**

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

SPECIAL CONDITIONS

1. As per G.O cited in the reference 16th For commercial, Industrial and Institutional buildings exceeding 300Sqm FSI area, a minimum of 10% of Car or Two Wheeler parking space shall be earmarked for Electric vehicles and shall be provided fast charging points.
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 Commissionerate 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.)
7. If any person wishing to purchase the property must individually ascertain the 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.
8. "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
9. "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."
10. If any court case would be pending with reference to this proposal, the Planning permission would be treated as INVALID
11. 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. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.

3. Rain water Harvesting should be provided as per the direction mentioned in G.O.18 & G.O.16, Department of Municipal Administration and Water supply Dated:04.02.2019 & 31.01.2020 and also provide Necessary Fire Resistance Equipment's in the proposed Building as per Rule.
4. Solar water heating system to be provided to the proposed Commercial Building (Conventional Center). 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.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 Professional's details including quality auditor detail 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 at 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 Special Officer / Block Development Officer, Nallarayyampatty Village, Veerapandi Panchayat Union**, 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 Tamil Nadu Combined Development Building Rules 2019, Rule No.20 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 Assistant Director, District Town and Country Planning, Salem District.
- 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, District Town and Country Planning, Salem District.
- 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

Sl.No.	Fees Details	Charges collected (Rs./Date)
1	Scrutiny Charge	36,614/- dated 03.06.2026
2	OSR Fees	33,85,743.00/- dated 01.08.2026.
3	Centage Charge for Land	2,100.00/- dated 04.08.2026
4	Centage Charge for Building	16,500.00/- dated 04.08.2026
5	Infrastructure and Amenities Charges	14,44,780.00/- dated 04.08.2026
6	Shelter Charges	1,99,863.00/- dated 04.08.2026
7	CC Charges	1,21,353.00/- dated 07.08.2026

8	Security Deposit Charges	7,22,390.00/- dated 07.08.2026
9	Display Board Charges	1,500.00.0/- dated 07.08.2026
10	Development Charges for Land	38,140.00/- dated 07.08.2026
11	Development Charges for Building	1,12,750.00/- dated 07.08.2026

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 Special Officer /
Block Development Officer,
Nallarayyampatty Village,
Veerapandi Panchayat Union,
Salem District.

Copy to

Tmt.S.Arunadevi
No.W/4/B-6/120-4,
Vinayaga Missions University
Sankagiri Main Road NH-47
Salem-636 308.

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.

[/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.

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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



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
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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

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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.

