PP APPROVAL RECORD

Planning Permission

Survey 327/3B and 13 more

Chinnagoundanur, Sankari taluk

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,
District Town and Country Planning Office, Salem District
Present.Thiru.A.Suresh,B.E.,

Application No. SWP/BPA/955514/2026/IC **Date:22.10.2026**

Sir/Madam,

Sub: **Industrial Building (White Category)** - Office of the Salem District Town and Country Planning – Salem District – Sankari Taluk – Sankari Panchayat Union – Chinnagoundanur Panchayat / Village – S.F. Nos. 327/3B, 328/2A, 355/1, 356/1A2, 356/1B2, 356/2A1, 356/2A2, 356/2B, 356/2C, 356/3A1B, 356/3A2, 356/3B, 356/3C, 356/4A, 356/4B, 356/5, 356/6B2 with site extent of 43168.00 Sq.m Proposal for construction of an Industrial Building FSI Area of 15578.91 Sq.m -Technical Concurrence issued by the Commissionerate of Town and Country Planning, Chennai – Forwarded for further action – Regarding.

Ref:
1. Applicant Thiru.P.Raju, Namakkal, Application Reference No. SWP/BPA/955514/2026, Received Dated:20.09.2026 (Ho Submitted on 24.09.2026).
2. Assistant Director, Salem District, inspection report of online application no. SWP/BPA/955514/2026, Dated:- 24.09.2026.
3. Proceedings of Commissionerate of Town and Country Planning, Chennai, Roc.No. SWP/BPA/955514/2026/IC, dated: 13.10.2026.
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. G.O. No.225, Housing and Urban Development Department, Dated: 26.11.2024
12. G.O. No.154, Housing and Urban Development Department, Dated: 07.10.2025
13. G.O. No.155, Housing and Urban Development Department, Dated: 08.10.2025
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
17. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl. Cell, Dated: 14.12.2017.
18. Director of Town and Country Planning, Chennai circular Letter Roc No. 9611/2023/TCP5, Dated: 25.04.2023.
19. The Assistant Director, Salem District, Dry land NOC letter of Online application no. SWP/BPA/955514/2026, Dated.09.10.2026
20. G.O.Ms.No.171, Housing and Urban Development Department (UD4(1), Dated: 30.10.2025.
21. District officer, Fire & Rescue service, Salem District, PP NOC. No.13004/NOC/NMSB/2026, Dated.17.10.2026.
22. NOC From Canara Bank No.CB/1131/GEN/ADV/26150/01 2026-27 Dated:16.10.2026.
23. Demand Payment Request letter dated: 16.10.2026.
24. Applicant Thiru.P.Raju, Namakkal, their Demand Remittance dated:17.10.2026.

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Order

With reference to the 1st cited above, the Applicant has applied for approval of the Industrial (White Category) building in Salem District, Sankari Taluk, Sankari Panchayat Union, Chinnagoundanur Panchayat / Village, S.F. Nos. 327/3B, 328/2A, 355/1, 356/1A2, 356/1B2, 356/2A1, 356/2A2, 356/2B, 356/2C, 356/3A1B, 356/3A2, 356/3B, 356/3C, 356/4A, 356/4B, 356/5, 356/6B2 with site extent of 43168.00 Sq.m, Proposal for Construction of an Industrial (White Category) building having Ground Floor + First Floor With FSI Area of 15578.91 Sq.m. with 3886.34 HP Machinery installation. After scrutiny the same was forwarded to Commissioner of Town and Country Planning, Chennai online for concurrence.

In continuation to that, with reference to the letter 3rd cited, Technical concurrence for Proposed Industrial (White Category) building has been issued by the Commissioner of Town Country Planning Chennai vide proceedings Roc.No. SWP/BPA/955514/2026/IC, Dated:13.10.2026. The boundary of the site has been marked as **"1 to 29"** and the Technical Concurrence was issued under section 47A of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/CTCP No: 692/2026.**

The Technical Concurrence for above said Proposal Industrial (White Category) building site has been marked as **"1 to 29"** and Site approval Number Issued Vide **SWP/DTCP/SALEM/Site Approval No.327/2026.**

Area of the Site (As per Document) – 43168.00 Sq.m.

The Proposed Construction of Industrial Building (White category) area details are as follows

S.No.	Description	FSI Area (in Sq.m)	Non-FSI Area (in Sq.m)	Total Area (in Sq.m)
Block No.1				
A	Ground Floor	11315.81	–	11315.81
	First Floor	756.66	–	756.66
	Sub – Total (A)	12072.47	–	12072.47
Block No.2				
B	Ground Floor	2965.45	–	2965.45
	First Floor	530.84	–	530.84
	Sub – Total (B)	3496.29	–	3496.29
Block No.3- Security Room				
C	Ground Floor - Building	10.15	–	10.15
	Sub – Total (C)	10.15	–	10.15
TOTAL BUILTUP AREA (A+B+C)		15578.91	–	15578.91

Floor Space Index – 0.36
FSI area – 15578.91 Sq.m
OSR - 4317.24(10.0%)

With the above mentioned area for the Proposed Construction of Industrial (White Category) building Technical Concurrence is hereby Issued with following mentioned Special and General Conditions. The Proposal Construction of Industrial (White Category) building Plan Numbered as **SWP/DTCP/SALEM/BP No.31/2026.**

SPECIAL CONDITIONS

1. The OSR Area 4317.24 sqm(10.00%) earmarked as 1 to 7 shown in the site plan should be retained as open space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).The location, extent, dimensions and boundaries of the OSR area as approved under the planning permission shall not be changed, shifted, relocated in the event of any subsequent revision of this present planning permission unless necessitated by any further amendment to the applicable OSR rules/regulations or specifically directed by the competent authority in accordance with law.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations
3. As per TNCDBR, 2019 Annexure XXI closed circuit television units shall be provided.
4. Conditions mentioned in the No Objection certificates obtained from the central and state Govt Departments must be followed scrupulously
5. 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
6. As per GO cited in the reference 16, Charging point for Electric Vehicles shall be provided for each of the required car parking space and two wheeler parking space.
7. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the water Act 1974 for discharge of sewage
8. The Commissionerate 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 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

Commissionerate of Town and Country Planning Department is not the right organization to decide on this.

9. "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
10. If any court case would be pending with reference to this proposal, the issued Planning permission would be treated as INVALID/ null & void
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 47A)
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 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 Revised Existing Plan and Proposed additional construction of Industrial Building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
5. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
6. 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
7. Mosquito netting to be provided at OHT and well
8. Fire rescue equipment should be provided as per Rules.
9. As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided
10. Fly Ash bricks and Materials must be used for construction
11. As per GO 16, a display board of size 60cm x 120cm to be erected which shows site details, building details and Registered professionals details at the place of construction
12. Setbacks and Vehicle parking should be retained as per Approval Drawing
13. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent from the TNPCB
14. In case any alterations required proper revised approval should be obtained
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 Followed
18. Provide Sufficient Fire Resistance and Fire equipment in proposed Building
19. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by **Special Officer / Block Development Officer, Chinnagoundanur Panchayat / Sankari Panchayat Union, Salem District**, if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.
20. 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
21. 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 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-
227 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 (Rs./Date)
1	Scrutiny Charge	95910.00/- Dated 20.09.2026
2	Centage Charge for Land	18000.00/- Dated 17.10.2026
3	Centage Charge for Building	1700.00/- Dated 17.10.2026
5	Infrastructure and Amenities Charges	2932800.00/- Dated 17.10.2026
7	Shelter Charges	20791.00/- Dated 17.10.2026
8	Display Board Charges	1500.00/- Dated 17.10.2026
9	Development Charges for Land	129504.00/- Dated 17.10.2026
10	Development Charges for Building	124800.00/- Dated 17.10.2026

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

Enclosure

Original Map and Condition - 2 sets

To

Special Officer / Block Development Officer,
Chinnagoundanur Panchayat / Sankari Panchayat Union,
Salem District.

Copy to

Applicant Thiru.P.Raju,
No.1/8-2, Korakkattanmpalayam,
Modamangalam, — 1set
Namakkal District.– 637 304.

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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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+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.