PP APPROVAL RECORD

Planning Permission

Survey 693/2B and 5 more

Attur, Attur 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.,

ion No. SWP / BPA / 978298 / 2026 **Date:06.11.2026**

Sir/Madam

Sub: **Industrial Building** – Office of the Salem District Town and Country Planning – Salem District – OLD S.F.Nos. : 693/2B, 3B, 4B & 5, ward - E, Block - 12, T.S.Nos. - 3/18 & 3/20, at Attur Village and Municipality, Attur local planning area, Attur Taluk, Salem District – Site extent of 4815.71 Sq.m - Built up & FSI Area of 809.37 Sq.m - Proposed Construction of Industrial Building Green Category (*Rice Mill (Rice Hullers Only)*) – Technical Concurrence issued –Regarding.

Ref:

1. Applicant Mr. P S GOKUL online Application Reference No: SWP/BPA/**978298 / 2026**, Dated: 13/10/2026.
2. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
3. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
4. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
5. G.O.No.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019.
6. G.O.16, Department of Municipal Administration and Water Supply, Dated:31.01.2020.
7. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
8. G.O. No.01, Housing and Urban Development Department, Dated: 02.01.2023.
9. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.

14. G.O. Ms. No.171, Housing and Urban Development [UD4(1)] Dated:30.10.2025.
15. District Officer, Fire and Rescue Service Salem District PP NOC No.13215/NOC/NMSB/2026 Date.29.10.2026.
16. Demand payment Request dated:03.11.2026.
17. Applicant Mr.P.S. GOKUL Salem District, Demand Remittance dated:03.11.2026.

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Order:-

With reference to the 1st Cited letter above, the applicant has applied for approval of the Proposed Construction of Industrial Building Green Category (*Rice Mill (Rice Hullers Only)*) in Salem District, Attur Taluk, Attur local planning area, Attur Village and Municipality, Old S.F.Nos: 693/2B, 3B, 4B & 5, ward - E, Block - 12, T.S.Nos. - 3/18 & 3/20, Site extent of 4815.71 Sq.m, Total Built up & FSI Area of 809.37 Sq.m. the proposed Industrial Building site has been marked as **"A to F"** and Site approval issued vide **SWP/DTCP/SALEM/Site Approval No.346 /2026**.

Area of the Site [As per Document] : 4815.71 Sq.m.

The proposed industrial building area details are as follows

Description	FSI Area in Sq.m	Non- FSI Area in Sq.m	Total Built-up area in Sq.m
Industrial Building			
Ground Floor	809.37	-	809.37
Total	**809.37**	**-**	**809.37**

Total FSI Area – **809.37** Sq.m
F.S.I – **0.16**

With the above mentioned area, for the proposed construction of Industrial Building Technical Concurrence is hereby issued with the following special and general conditions. proposed construction of Industrial Building Plan numbered as Technical Concurrence No. **171/2026** is valid **for 8 Years from Date of E.Signed.**

SPECIAL CONDITIONS: -

1. The OSR area measuring 485.52 sq.m. marked as "1 to 4" in the site plan, shall be retained as Open Space Reservation (OSR), as per Rule 41(1), Explanation (i) of the Tamil Nadu Combined Development and Building Rules, 2019.
2. The provisions of the Rainwater Harvesting Guidelines for the Construction, Rejuvenation and Maintenance of Rainwater Harvesting Structures for Sustainable Water Management, issued vide G.O.(Ms.) No.193, Municipal Administration and Water Supply Department, dated 02.11.2026, shall be duly observed and implemented, wherever applicable.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
4. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
5. Technical Concurrence 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 Concurrence 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. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the water Act 1974 for discharge of sewage.
7. 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 /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.
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 Technical Concurrence /Planning permission would be treated as INVALID

11. Building to be Used Strictly as per mentioned purpose in Approved Building Plan

12. As per GO cited in the reference 14, Charging point for Electric Vehicles shall be provided for each of the required car parking space and two wheeler parking space.

GENERAL CONDITIONS

1. The Technical Concurrence 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 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 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 Commissioner, Attur Municipality, 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

The following fee and charges are collected as follows.

Sl.No	Fees Details	Charges collected (Rs./Date)
1	Scrutiny Charge	8843.00/- dated 13.10.2026
2	Display Board Charges	1,500.00/- dated 03.11.2026
3	Development Charges for Land	14550.00 /- dated 03.11.2026
4	Development Charges for Building	6225.00/- dated 03.11.20s26
5	Centage Charge for Land	1500.00/- dated 03.11.2026
6	Centage Charge for Building	1000.00/- dated 03.11.2026
7	Infrastructure and Amenities Charges	156040.00/- dated 03.11.2026

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

To
The Commissioner/ Member secretory
Attur Municipality/ SLPA,
Attur,
Salem District- 636102.

Copy to
Mr. P. S. GOKUL
No. - 47/198, Therkukadu,
Paithur,
Salem -636102

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

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.