PP APPROVAL RECORD

Planning Permission

Survey 346/1A

Perumalpatti, Sankarankovil taluk

Tenkasi 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 THE ASSISTANT DIRECTOR

TENKASI DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: Thiru.S.SivaKumar . B.E.,

Online Building Application Number- SWP/BPA/0341619/2024

Sir,

Subject :- Industrial Building – DTCP, Chennai – Tenkasi District – Sankarankovil Taluk - Perumalpatti Village (HACA Village) - S.F. Nos.346/1A; 347/2, 347/3, 347/4A2, 347/4A4, 347/4B, 347/5, 347/6, 347/7, 347/8; 348/1A, 348/1B, 348/1C, 348/1E, 348/1F; 349/1B;350/2A,350/3A;346/2(Part); 347/10, 347/9A; 342/3A(part), 342/3B(part), 347/4A1(part), 347/1(part); 348/1D(part), 349/1A(part) - Site area of 132175.02Sq.m. (As per Document) - FSI area of 34819.58Sq.m – Technical Concurrence issued by DTCP – Forwarded for further action – Regarding.

Reference :-

1. M/s.The Ramaraju Surgical Cotton Mills Limited, Online Application Reference No. SWP/BPA/0341619/2024, Received Dated: 11.09.2024.
2. Assistant Director, Tenkasi District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/0341619/2024, Dated:16.09.2024.
3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
6. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
7. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
8. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
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. 12201/2017/BA1, Dated: 22.09.2017.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Splcell, Dated: 14.12.2017.
12. Housing and Urban Development Department letter No.15535/UD4(3)/2019-2,Dated: 18.02.2020.
13. District Fire Officer, Fire & Rescue Services Department, Tenkasi District (FAC) Letter L.Dis.No.8591/A/2023, Dated:01.12.2023.

14. Executive Engineer, Agriculture Engineering Department Tirunelveli, Letter No. A1/5377/2023, dated: 08.05.2024.
15. Chief Engineer, Agriculture Engineering Department, Chennai Letter No. மபாஆ(க)1/15072/2024, dated: 25.04.2024.
16. Joint Director, Agriculture Department, letter No. Ne4/7857/2024, dated: 01.10.2024.
17. Principal Chief Conservator of Forests (Head of Department), Ref.K.Dis.No.TS4/8721/2024, dated 29.05.2024.
18. Assistant Director, Geology and Mining Tenkasi Letter No.M1/16/2024, dated 24.01.2024
19. Revenue Divisional Officer, Sankaran kovil Letter No.K.Dis.No.RDOSKL/1676/2024-A3, Dated 07.08.2024.
20. The Director of Town and Country Planning, Technical Concurrence SWP/BPA/0341619/2024 Dated.16.12.2024
21. Demand payment Request Letter, Dated: 17/12/2024
22. Applicant demand remittance letter date: 28.04.2025
23. The State Environmental Impact Assessment Authority (SEIAA), File No.13911 Environmental Clearance Dated.05.11.2026

Order :-

With reference to the 1st Cited letter, the applicant M/s.The Ramaraju Surgical Cotton Mills Limited, has requested for the approval of Industrial Building, Thenkasi District, Sankarankovil Taluk, Perumalpatti Village (Haca Village) in S.F. Nos.346/1A; 347/2, 347/3,347/4A2, 347/4A4, 347/4B, 347/5, 347/6, 347/7, 347/8; 348/1A, 348/1B, 348/1C, 348/1E, 348/1F; 349/1B; 350/2A, 350/3A; 346/2(Part); 47/10,347/9A; 342/3A(pt),342/3B(pt),347/4A1(pt),347/1(part);348/1D(part),349/1A(part) with a Site area of 132175.02Sq.m and FSI area is 34819.58Sq.m.

The Assistant Director of Tenkasi District Town and Country Planning Office has recommended the proposal with site inspection remarks. Based on the Assistant Director's recommendation, the applicant's request has been accepted and the boundary of the site has been marked as “1 to 33”. The Technical Concurrence is issued under section 47 of the Town and Country Planning Act, 1971, for the above proposal and numbered as **B.P/DTCP No: 606 /2024.**

On receipt of the requisite charges vide Reference No. 22 & The State Environmental Impact Assessment Authority (SEIAA), File No. 13911, Environmental Clearance dated 05.11.2026, cited in the 23rd reference above. For this Industrial Building, Technical Approval was issued & Approved Numbered as: **BP/TDTCP No: SWP/29/2026** from 11.11.2026 to 10.11.2034 (8 Years). Technical Approval has been issued with the following general and special conditions.

The area statement for the Proposed Industrial building is as below.
Area of Site – 132175.02Sq.m (As per Document)

Industrial Building Area Statement in sqm

Sl.No.	Description	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Builtup Area in Sq.m
Proposed Building Area Details				
1	Block-1 Absorbed Cotton &Gauze and Bandage Packing Hall (Proposed Block)	1248.56	-	1248.56
	First Floor Area	1248.56	-	1248.56
2	Block-24 - Weaving Hall	6269.00	-	6269.00
	Sub Total	8766.12	-	8766.12
Existing Building Area Details				
3	Block-2-Security Room	12.82	-	12.82
4	Block-3-Power House, Electrical incharge Cabin & Lab	204.11	-	204.11
	Connecting Corridor	12.55	-	12.55
5	Block-4 - VCB Room	55.28	-	55.28
6	Block-5-Weigh Bridge Room	14.81	-	14.81
7	Block-6-Waste Material Storage Room	201.98	-	201.98
8	Block-7-'A' Unit Machinery Hall	3049.36	-	3049.36
9	Block-8- Laboratory & Chemical Shed	110.86	-	110.86
10	Block-9- 5 -Ton Boiler & RO Plant	319.20	-	319.20
	Chimney Base Area (5 Ton)	12.25	-	12.25
	First Floor Area – (RO Plant)	175.09	-	175.09
11	Block-10-Creche Hall	28.41	-	28.41
12	Block-11- Ambulance Room	45.95	-	45.95
13	Block-12-Gents Toilet	24.53	-	24.53
14	Block-13-Ladies Toilet	26.79	-	26.79
15	Block-14-Fire Pump Room	61.11	-	61.11
	440KL Fire Tank Area	80.00	-	80.00
16	Block-15-Salt Storage & Scrap Yard Shed	886.37	-	886.37
17	Block-16-Raw Material, Finished Goods, Godown, Dust Collector &	1279.60	-	1279.60

	Pop Hall			
18	Block-17 15 Loom Weaving Hall	819.15	-	819.15
19	Block-18-Weigh Bridge Room	9.00	-	9.00
20	Block-19 Material Stacking Shed	103.08	-	103.08
21	Block-20 “B” Unit Machinery Hall	1681.34	-	1681.34
22	Block-21 – Canteen	704.81	-	704.81
	First Floor Area	88.99	-	88.99
23	Block-22- 3 Ton Boiler	112.63	-	112.63
	Chimney Base Area(3Ton)	16.00	-	16.00
24	Block-23 – ETP Power Shed	19.78	-	19.78
25	Block-24 – Weaving Hall Building	13764.11	-	13764.11
	First Floor Area	704.81	-	704.81
	Headroom Area	-	37.12	37.12
26	Block-25-Fire Pump Room	29.11	-	29.11
	300KL Fire Tank Area	68.33	-	68.33
27	Block-26-Generator Shed	270.99	-	270.99
28	Block-27-Power House	17.96	-	17.96
29	Block-28-Hostel Building	537.20	-	537.20
	Head Room Area	-	24.78	24.78
30	Block-29-STP Plant	60.90	-	60.90
31	Block-30-Dining Hall	51.62	-	51.62
32	Block-31- Ambulance and Car Parking Shed	103.84	-	103.84
		34819.58	61.90	34881.48

Total FSI Area: 34819.58Sq.m

The Technical Concurrence issued with the following Special and General Conditions: -

Special Conditions

1. The OSR -1 area (earmarked as A1 to A5) 7583.31Sqm and OSR-2 area (earmarked as A6 to A9) 4192.38sqm, OSR -3 (earmarked as A10 to A15) 752.92sqm and OSR - 4 (earmarked as A16 to A19) 916.77sqm total OSR area: 13445.38sqm shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
2. Conditions stipulated in the Fire Noc cited in the reference 13 issued by District Fire Officer, Tenkasi, Tamil Nadu Fire and Rescue Services, is to be followed scrupulously.
3. The conditions laid in the NOC’s in respect of HACA issued by the line departments should be followed scrupulously.
4. The conditions laid in the letter cited in the reference 14 to 19 should be followed scrupulously.
5. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
6. Conditions stipulated in the No Objection certificates obtained from the central and state

Government Departments must be fulfilled scrupulously.

7. Conditions stipulated in the No Objection certificate obtained from the State Environmental Impact Assessment Authority (SEIAA), File No.13911 Environmental Clearance dated 05.11.2026 must be fulfilled scrupulously
8. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made thereunder and does not cover the structural stability aspects, including the safety during 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 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.
9. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage.
10. The Directorate 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 being 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 Directorate of Town and Country Planning Department is not the right organization to decide on this.

11. The provisions in the G.O.(Ms). No.17, Housing and Urban Development (UD4 (3)) Department dated: 05.02.2016 relating to installation and use of solar energy system should be followed.

General Conditions

1. Solar water heating system to be provided to the industrial building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. Parking area to be utilized only for parking purposes as mentioned in the approved drawing.
3. No additions/alterations to be made without necessary permission of this office. In case any alterations are required, proper revised approval should be obtained.
4. Rainwater harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16, Department of Municipal Administration and Water Supply, Dated:04.02.2019& 31.01.2020.
5. Applicant should arrange to dispose of sewage by vehicle at his own cost, and necessary drinking water provision to be provided at the applicant's own cost.
6. Mosquito netting to be provided at OHT and well.

7. Fire rescue equipment should be provided as per Rules.
8. As per GO No 341 MAWS dated 03.11.2004 “U” Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials must be used for construction.
10. As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and professional’s details at the place of construction.

The applicant remitted the required fees given below for the proposed Construction of the Industrial Building

Centage Charges for Building	Rs. 33000.00/-
Centage Charges for Land	Rs.9000.00/-
Display Board Charges	Rs.1500.00/-
Infra structure and Amenities Charges	Rs. 6974290.00/-
Shelter Charges	Rs. 227585.00/-
Development Charges for Building	Rs. 261675.00/-
Development Charges for Land	Rs. 396540.00/-
CC Charges	Not Applicable
Security Deposit Charges	Not Applicable
OSR Charges	Not Applicable
Premium FSI	Not Applicable

Encl: Building Plan Map

Assistant Director,
District Town and Country planning office,
Tenkasi District.

To,
The Special Officer/ The Block Development Officer,
Perumalpatti Village,
Sankarankovil Taluk.

Copy :-
The Ramaraju Surgical Cotton Mills Limited
2/318 to 2/322, Sankaran Kovil Road,
Perumalpatti Village,
Sankarankovil

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

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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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Services we run for you
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- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
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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.