

PP

APPROVAL RECORD

# Planning Permission

Theni

Theni district, Tamil Nadu

APPROVAL TYPE  
**Building Plan**ISSUING AUTHORITY  
**DTCP**PURPOSE  
**Industrial**

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.

**DIRECTORATE OF TOWN AND COUNTRY**

**Online Building Plan Application-Planning Permission**

Dated: 12/13/22 1:59 PM

From:

Joint Director / Deputy Director / Assistant

446/A Ward 17, Nehruji Street, Allinagaram, Theni - 652531.

TO:

Executive Officer,  
K.Puthupatti Town Panchayat,  
Uthamapalayam Taluk  
Theni District.

Online Application Number:

SWP/BPA/003344/2022

Submitted Date :

-

Sir,

Subject:

Industrial Building - Office of the Assistant Director of Town and Country Planning – Theni District – Uthamapalayam Taluk – K.Puthupatti Town Panchayat – Uthamapuram Village, SF No. 1725/2B1,1725/2D2,1889/1,1889/2,1889/3 and 1889/5 – Site Extent of 30416.00 Sq.m Existing Industrial Building (Coir Mill) Area 1108.28sqm - Technical Clearance issued - forwarded for further action - Regarding.

Reference:

- 1.Applicant Mrs.C.Sudha- Online Application No. SWP/BPA/003344/2022, Dated: 06.10.2022
- 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.54, Housing and Urban Development Department, dated 12.03.2020.
- 5.Circular from the Commissioner of Town and Country Planning, Roc no.7486/2009/PA2 dated 16.04.2009.
- 6.G.O.138, Housing and Urban Development Department, dated 04.06.2004
- 7.G.O.166, Housing and Urban Development Department, dated 29.11.2018 (Insisting TNRERA Registration)
- 8.Circular from the Commissioner of Town and Country Planning, Roc no.21075/2017/PA1 dated 27.06.2017.
- 9.Circular from the Commissioner of Town and Country Planning, Roc no.14084/2017/CP dated 22.01.2021.
- 10.District Officer Theni Fire and Recuse Services letter O.Mu.No.6428-E1-2022 dated 22.07.2022
- 11.Joint Director Agriculture department,Letter No.T1/6351/2022 dt.23.08.2022
12. G.O.79, Housing and Urban Development Department, dated 04.05.2017
- 13.Demand payment Request letter dated 09.12.2022
- 14.Applicant Mrs.C.Sudha, Demand Remittance letter dated 11.12.2022

Body of the letter:

With reference to the letter in the 1st cited, applicant has requested for the approval of Existing Industrial Building in Theni District, Uthamapalayam Taluk, K.Puthupatti Town Panchayat, Uthamapuram Village, SF No. 1725/2B1,1725/2D2,1889/1,1889/2,1889/3 and 1889/5 –Site Extent of 30416.00 Sq.m, Existing Industrial Building (Coir Mill) of FSI Area 1108.28 Sq.m. The Site has been marked as “ABCDEFGHijklmn” and Technical Clearance for Site approval Issued

**The Existing Industrial Building Area**

| Building Detailed     | Builtup Area | Net FSI Area |
|-----------------------|--------------|--------------|
| Working Shed-1 (GF)   | 320.60       | 320.60       |
| Working Shed-2 (GF)   | 286.38       | 286.38       |
| Office Room (GF)      | 23.10        | 23.10        |
| Store Room (GF)       | 16.32        | 16.32        |
| Electirical Room (GF) | 9.27         | 9.27         |
| Working Shed-3 (GF)   | 452.61       | 452.61       |
| Total FSI Area        | 1108.28 sqm  | 1108.28 sqm  |

FSI – 0.04

With the above Area the Existing Industrial Building Technical Clearance Issued with Special and General Conditions. The Building Plan Number as BP/ SWP /DTCP (TD) No. 26/2022

**SPECIAL CONDITIONS**

1. 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. Before issuing Technical clearance ensuring the primary development rights of the applicant by verifying (lease deed, sale deed, gift deed, etc.)
2. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 mentioned rules and regulation should be followed.
3. 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.
4. As per GO 16 a display board of size 60cm x 120cm to be erected which shows site details, building details and Registered engineer details at the place of construction, FSI and Setbacks should be Retained as per Approval Drawing.
5. Government Registered Electrical Contractor must be employed for wiring works during construction.
6. Ref No.10 District Officer Theni Fire and Recuse Services Issued terms and Condition to be followed and Local body Should monitor these before getting Final Approval.
7. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
8. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does 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.
9. Conditions mentioned in the No Objection certificates obtained from the central and state Govt Departments must be followed scrupulously.
10. The Provisions in the G.O(MS) No. 17. H&UD [UD4(3)], Department, Dated: 05.02.2016 shown in relating to installation and use of solar energy system, should be followed.
11. 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.”

**GENERAL CONDITIONS**

1. Solar water heating system to be provided to the proposed building.
2. Setbacks should be Retained as per Approval Drawing.
3. No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained.
4. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of

the water Act 1974 for discharge of sewage 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.

5. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
6. Provide Sufficient Fire Resistance and Fire equipment in proposed Building.
7. As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
8. Fly Ash bricks and Materials to be used Mandatory.
9. As per GO 16 a display board of size 60cm x 120cm to be erected which shows site details, building details and Registered engineer details at the place of construction.
10. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

11. As per Go.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. And rule 9 concerned local body should collect the 3% market Land value as land conversation charges.

Head of Account

0217-Urban Development

60 –Other Urban Development Schemes

800-Other Receipts

AS – Receipts Under Land Use Conversion Charges-27

Non Taxation fees-09 collections

(DPC-0217-06-800-AS-22709)

The following fee and charges are collected as follows

Scrutiny Charge Rs. 47840.00, Dated : 07.10.2022

Centage Charge for Land Rs. 300.00, Dated : 11.12.2022

Centage Charge for Building Rs. 800.00, Dated : 11.12.2022

Infrastructure and Amenities Charges Rs. 208680.00, Dated: 11.12.2022

Display Board Charges Rs. 1500.00, Dated : 11.12.2022

Enclosure

Original Map and Condition - 2 sets

Copy to

1.Mrs.C.Sudha

No.18-4, Sukkangalpatti,

Gudalur,

Uthamapalayam Taluk,

Theni- 625518

2.Chair Person,

Tamil Nadu Real Estate Regulatory Authority

CMDA Tower-II, Firse Floor,

No.1A, Gandhi Irwin Bridge Road,

Egmore, Chennai-600 008

3.Technical Record – 1 Set

JD/DD/AD  
District Town & Country Planning Office District

# 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](#)



# 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

