

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi
Thoothukkudi 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.

District Town and Country Planning – Thoothukudi District

106I-37, Millerpuram 2nd Street, (Near Vikasa School) Thoothukudi – 628 008

Online Building Plan Application – Planning Permission

Application No. SWP/BPA/0005566/2023

Date: 07.02.2024

Sir,

Subject:

Industrial Building – Office of the Thoothukudi District Town and Country Planning – Thoothukudi District – Kayathar Taluk – Kayathar Panchayat Union - Sannathupudukudi Panchayat/Village – S.Nos.4/2B5B, 4/2B6, 5/1A2, 5/2, 5/3, 5/4, 7/1B, 7/2, 29/1A1A, 29/1A2A, 29/1A3 & 29/2- Site area of 71502.00Sq.m.- FSI area of 27051.90Sq.m – Technical Concurrence issued – Forwarded for further action – Regarding.

Reference:

- 1.Director of Town and Country Planning, Chennai Order No.Roc no. SWP/BPA/0005566/2023, Dated:11.01.2024(Technical Concurrence)
- 2.Applicants M/s. Aiswaryam Steels Private Limited, Represented by its Director, Thiru. Mohammed Farooq Letter Online Application Reference No. SWP/BPA/0005566/2023,Dated: 23.01.2023
3. G.O.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.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. G.O.138, Housing and Urban Development Department, dated 04.06.2004
- 10.Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/PA2 dated 05.02.2020.
11. G.O.79, Housing and Urban Development Department, dated 04.05.2017
- 12.Joint Director, Agriculture Department, Thoothukudi Roc No. T3/10005/2022, Dated: 16.09.2022.
- 13.District Officer, Fire and Recuse Services Department, Thoothukudi, NOC, letter O.Mu.No.7620/A/2022, Dated: 22.08.2022.

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. 12201/2017/BA1, Dated: 22.09.2017.

16. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Splcell, Dated: 14.12.2017.

17. Tamil Nadu Pollution Control Board Proceedings No.F.1586TTN/OS/DEE/TNPCB/TTN/W/2022, dated:22.02.2022.(Consent Order No.2201141514693), No.F.1586TTN/OS/DEE/TNPCB/TTN/A/2022,dated: 22.02.2022. (Category: Orange)

18.Demand payment Request letter dated 12.01.2024.

19.Applicants M/s. Aiswaryam Steels Private Limited, Represented by its Director, Thiru. Mohammed Farooq, Demand Remittance letter dated 06.02.2024

With reference to the 2nd Cited letter, the Applicant has requested for the approval of Industrial Building in Thoothukudi district, Kayathar Taluk, Kayathar Panchayat Union, Sannathupudukudi Panchayat/Village, S.Nos.4/2B5B, 4/2B6, 5/1A2, 5/2, 5/3, 5/4, 7/1B, 7/2, 29/1A1A, 29/1A2A, 29/1A3 & 29/2, Site area of 71502.00Sq.m. FSI area of 27051.90 Sq.m. forwarded to Director of Town and Country Planning for concurrence.

In the continuation, with reference to the 1st cited letter, the boundary of the site has been marked as “ 1 to 23 ” and the Technical Concurrence for Industrial Building has been issued by the DTCP on 11.01.2024..

The Technical Clearance is issued under section 47 of Town and Country Planning Act, 1971 and the following Special and General Conditions for the above proposal and numbered as **B.P/DTCP No:12/2024 from 07-02-2024 to 06-02-2032 (8 Years)**

The area statement for the Proposed Industrial Building is as below

The Proposed Industrial Building Area Details(Category: Orange)

Area of the Site – 71502.00 sq.m

Block No	Block Name	Floor Details	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Built-up Area in Sq.m
1	Scrap Yard & TMT Mill	Ground Floor	8812.91	-	8812.91
2	Section Mill	Ground Floor	4863.66	-	4863.66
		First Floor	72.00	-	72.00
3	Strip Mill	Ground Floor	5074.48	-	5074.48

		First Floor	160.93	-	160.93
4	Scrap Yard -1	Ground Floor	6796.25	-	6796.25
5	Liquid Shed	Ground Floor	135.00	-	135.00
6	ETP & STP Plant	Ground Floor	155.45	-	155.45
7	Store Room	Ground Floor	462.30	-	462.30
8	Urinal Set	Ground Floor	81.00	-	81.00
9	Admin Block	Ground Floor	119.33	-	119.33
		First Floor	93.00	-	93.00
10	RO Plant	Ground Floor	27.26	-	27.26
11	Security Cabin	Ground Floor	11.15	-	11.15
12	Power Room	Ground Floor	187.18	-	187.18
	Total Area		27051.90	-	27051.90

Total FSI Area - 27051.90 Sq.m.

FSI - 0.38 < 1.50

Machineries use - 14301.35 H.P.

SPECIAL CONDITIONS

1. The OSR ear marked as ("A to F") 7228.75Sq.m shown in the site plan should be Retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41 (1) (i).
2. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations
3. 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.)
4. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 mentioned rules and regulation should be followed
5. 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 on this.
6. 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, FSI and Setbacks should be Retained as per Approval Drawing

7. Government Registered electrical Contractor must be employed for wiring works during construction
8. Ref No.13 District Officer, Fire and Recuse Services Department, Thoothukudi Issued terms and Condition to be Followed and Local body Should monitor these before getting Final Approval
9. 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
10. Conditions mentioned in the No Objection certificates obtained from the central and state Govt Departments must be followed scrupulously
11. "The Provisions in the G.O(MS) No. 17. H&UD [UD4(3)], Department, dated: 05.02.2016 shown in Reference -3 relating to installation and use of solar energy system, should be followed
12. OSR Earmarked in site plan is used only as open space. If it is not used as any other purpose.
13. 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 plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation 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-27 non-Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

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 corporation 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. Enforcement action Undersection 56&57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Block Development Officer, Kayathar Panchayat Union if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.

The following fee and charges are collected as follows

Scrutiny Charge Rs. 151657.00, Dated: 23.01.2023

Centage Charge for Land Rs. 300.00.00, Dated: 06.02.2024

Centage Charge for Building Rs. 9000.00, Dated: 06.02.2024

Infrastructure and Amenities Charges Rs. 5085776.00, Dated: 06.02.2024

Display Board Charges Rs. 1500.00, Dated: 06.02.2024

Shelter Charges – Rs. 145515.00, Dated: 06.02.2024

C.C.Charges – Nil

Security Deposit – Nil

Premium FSI Charges – Nil

OSR Charges - Nil

Enclosure

Original Map and Condition - 2 sets

Assistant Director

District Town and Country Planning Office,
Thoothukudi District.

To,

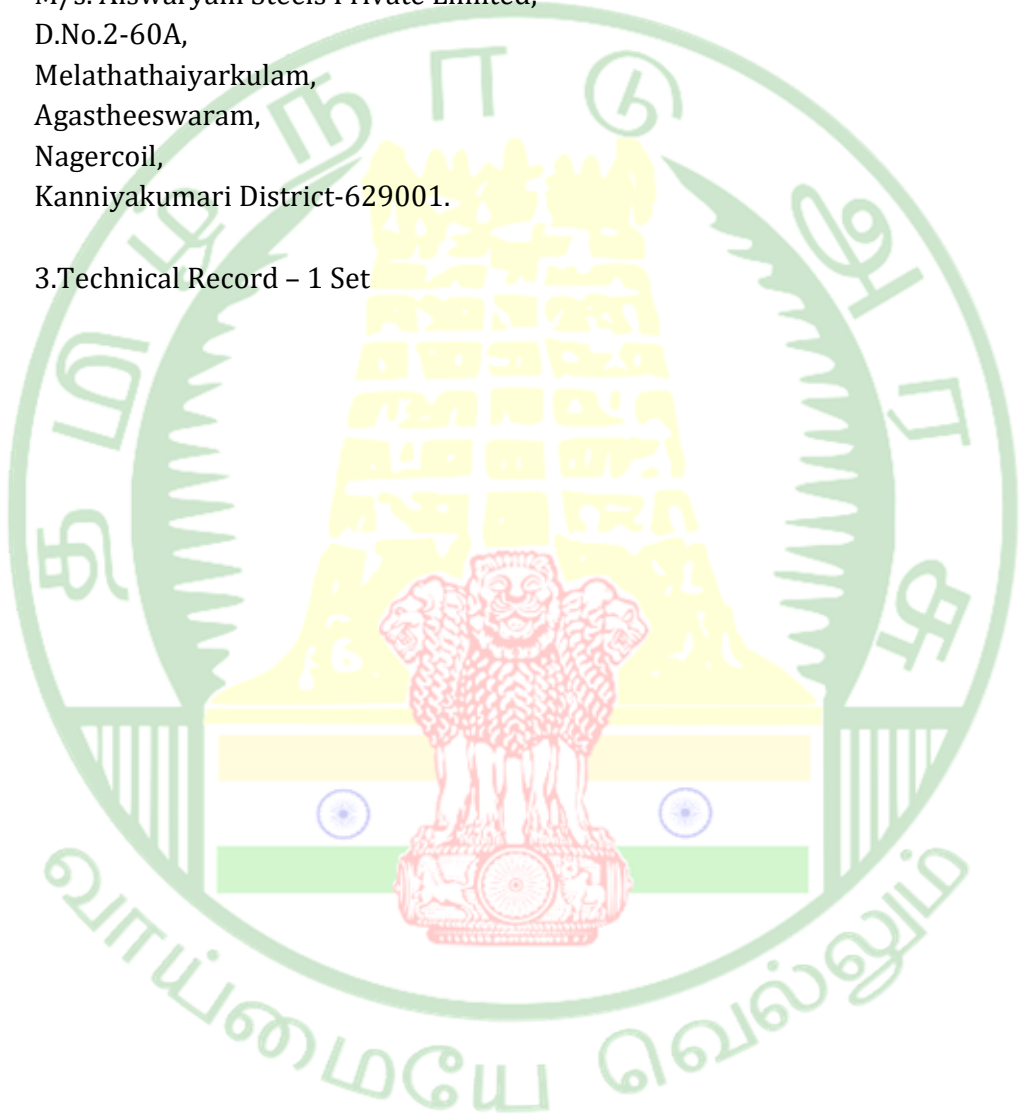
The President,
Sannathupudukudi Panchayat,
Kayathar Panchayat Union,
Kayathar Taluk
Thoothukudi District.

Copy to

1.Block Development Officer,
Kayathar Panchayat Union,
Kayathar Taluk
Thoothukudi District.

2. Director(Mr.S.Mohammed Farooq),
M/s. Aiswaryam Steels Private Limited,
D.No.2-60A,
Melathathaiyarkulam,
Agastheeswaram,
Nagercoil,
Kanniyakumari District-629001.

3.Technical Record – 1 Set



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.

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.

