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APPROVAL RECORD

Planning Permission

Tirunelveli

Tirunelveli 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 Office

Tirunelveli District

Proceedings of Joint Director

Present: Thiru.P.Ranganathan, B.E., M.Tech., (IITD), AITP

Roc.No :SWP/BPA/0357996/2024 **Date:21.11.2024**

Subject: Industrial Building - District Town and Country Planning Office - Tirunelveli District - Tirunelveli Taluk - Manur Panchayat Union - Gangaikondan Village Panchayat - Gangaikondan-I Village - S.F.No: 1641/1part - SIPCOT Approved Layout NO:SWP/45/2023 - Plot No:C77,C80,C81,C86,C87,C92 and C93 - Site extent 37150.17 Sq.m with FSI Area 8686.79 Sq.m - Proposed Construction of Galvalume sheet roof industrial (Mineralised water and Soft drinks Bottling Plants- Orange Category) building with 1081HP Installation - Technical Concurrence issued - forwarded for further action - Reg.

Reference:

1. Applicant M/S PODARAN FOODS INDIA PVT.LTD, Thiru.Suresh Kumar (Managing Director), online application No:SWP/BPA/0357996/2024, dated:12.10.2024.
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.18, Housing and Urban Development Department, Dated: 04.02.2019.
5. G.O. No.18, Municipal Administration and Water Supply Department, Dated: 04.02.2019 and G.O.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020.
6. Circular from the Commissioner of Town and Country Planning, Roc No. 7486/2009/BA2, Dated: 16.04.2009.

7. Circular from the Commissioner of Town and Country Planning, Roc No. 21075/2009/BA1, Dated: 27.06.2012.
 8. Circular from the Commissioner of Town and Country Planning, Roc No. 12201/2017/BA1, Dated: 22.09.2017.
 9. Circular from the Commissioner of Town and Country Planning, Roc No. 14227/2017/CP, Dated: 14.12.2017.
 10. Circular from the Director of Town and Country Planning, Roc No. 8557/2019/GR, Dated: 08.05.2019.
 11. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
 12. Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, dated: 23.04.2022
 13. Circular from the Director of Town and Country Planning, Roc No. 14084/2017/CP, Dated: 22.01.2021.
 14. District Officer, Tamilnadu Fire and Rescue Service Department, Tirunelveli District letter L.Dis.No.7126/E/2024, dated.24.10.2024
 15. Demand Payment Request Letter, dated.25.10.2024.
 16. Demand Paid, Dated.21.11.2024.
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With reference to the 1st Cited letter, applicant has requested Technical Concurrence for the Proposed Construction of Galvalume sheet roof industrial (Mineralised water and Soft drinks Bottling Plants- Orange Category) building with 1081HP Installation in, Tirunelveli District, Tirunelveli Taluk , Manur Panchayat Union , Gangaikondan Village Panchayat and Gangaikondan-I Village , S.F.No:1641/1part, SIPCOT Approved Layout NO:SWP/45/2023, Plot No:C77,C80,C81,C86,C87,C92 and C93 with Site extent 37150.17 Sq.m with FSI Area 8686.79 Sq.m Technical Concurrence has been issued with the following general and special conditions in Building Approval No. **BP/TVL/DTCP No : SWP/ 132/2024** and the boundary of the site is Demarcated as **‘ABCDEFGHIJ’** with the following general and special conditions

Proposal Details:

Area of Site – 37150.17 Sq.m

FSI Area – 8686.79 Sq.m

Building details:

S.No	Floor Details	F.S.I Area (Sq.m)	Non F.S.I Area (Sq.m)	Total Area (Sq.m)
1.	Block-A (Industrial Building)	8450.15	-	8450.15
	Ground Floor (Industrial Area)			
	Ground Floor (Office Area)	30.59	-	30.59
2.	Block-B (Power House)	101.67	-	101.67
	Ground Floor			
3.	Block-C (Security Block)	10.18	-	10.18
	Ground Floor			
4.	Block-D (Toilet Block)	94.20	-	94.20
	Ground Floor			
Total		8686.79	-	8686.79

$$\text{FSI} = \frac{8686.79}{37150.17}$$

$$= 0.234 < 1.50$$

As per Rule No.11 of Tamil Nadu Combined Development and Building Rules 2019:

The Permission granted by the competent authority shall not mean responsibility or Clearance of the Following aspects,

- (a) Title or Ownership of the site or Building
- (b) Easement Rights.
- (c) Structural Reports, Structural Drawing and Structural aspects. The Registered Architect or Registered Engineer and Structural Engineer on Record as the case may be, shall be responsible for defects in the design.
- (d) Workmanship, Soundness of Structure and Materials used.
- (e) Quality of Buildings Services and amenities the construction of Building.
- (f) Other requirements or Licenses or Clearances required for the site or premises or activity under various other Laws.

Special Conditions:

1. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
3. 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 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.

4. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
5. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title of the ownership by granting technical clearance or Technical Concurrence. Only the applicant's entitlement to develop is verified in the documents submitted with 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 suitable organization to decide this.
6. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
7. 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.
8. It is only the responsibility of the builders to ensure the stability of the Building..

Conditions:

1. Solar Water Heating System should be installed in the Proposed Construction of Galvalume sheet roof industrial Building.
2. Parking as suggested in the building should be utilized as it is in the approved Industrial Building plan.

3. The Openings shown on the plot should be fixed accordingly as seen on the plan sanctioned and mentioned therein.
4. Proposed Construction of Galvalume sheet roof industrial Building shall be built without change of use or any deviations. If any deviations/additions or changes in plan is required, revised plans shall be submitted and new Technical Concurrence should be obtained. In case of failure, action will be taken under section 56 of Tamil Nadu Town and country planning Act 1971.
5. Rain water harvesting facilities as shown in the Approved building plan must be implemented as per G.O. No.18, Municipal Administration and Water Supply Department, Dated: 04.02.2019.
6. Builder should provide adequate drinking water facility and a separate vehicle should be used to discharge the sewage water from the Proposed Construction of Galvalume sheet roof industrial Building
7. The drinking water over head tank should be equipped with preventive measures.
8. Fire prevention and fire fighting equipment should be provided in the proposed construction as required by law.
9. As per G.O. No.341, Municipal Administration and Water Supply, Department Dated: 03.11.2004, “U” Trap should be installed in septic tank.
10. Fly ash Bricks and Materials should be used in the proposed building as per Environment and Forest Department Notification.
11. G.O.17, Housing and Urban Development Department, Dated: 05.02.2016, Solar Photo Voltaic Panels should be installed at least 1/3 of the upper floor area for one Kilowatt of electricity.

12. Final Building Approval order shall be obtained from The President, Gangaikondan Village Panchayat, Tirunelveli District.
13. If any of the details given in the application for Technical Concurrence is found to be incorrect, this order will be cancelled and legal action will be taken.
14. Government Registered Electrical Contractor must be employed for wiring works during construction.
15. The concerned local body should ascertain whether there are any pending court cases against the proposed site before issue of final approval.

Fees Details:

Charges Paid Details

Description	Amount& Date
1. Scrutiny Fees	Rs.72,777/- dt.12.10.2024.
2.Centage Charge For Land	Rs.2,100/- dt.21.11.2024.
3. Centage Charge for Building	Rs.2,500/- dt.21.11.2024.
4. Infrastructure and Amenities Charges	Rs.16,33,720/- dt.21.11.2024.
5. Development charges for land	Rs.1,48,604/ - dt.21.11.2024.
6. Development charges for Building	Rs.86,900/ - dt.21.11.2024
7.Display Board Charges	Rs.1,500 / - dt.21.11.2024.
8.Shelter Charges	Rs.33,799 / - dt.21.11.2024

Joint Director,
District Town and Country Planning Office,
Tirunelveli.

To

1. The President,
Gangaikondan Village Panchayat,
Tirunelveli District.

2. M/S PODARAN FOODS INDIA PVT.LTD,
Thiru.Suresh Kumar (Managing Director),
No: 6-110,Chitampalayam,Melapalayam Kaspas,
Palayakottai(P.O),
Nathakadaiyur, Kangeyam,
Tiruppur- 638 108.

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.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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

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

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

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
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Services we run
for you
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The LandLens
suite
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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.

