

PP

APPROVAL RECORD

Planning Permission

Tiruvannamalai 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 DISTRICT TOWN AND COUNTRY
ANNING OFFICE, ASSISTANT DIRECTOR (FAC)
TIRUVANNAMALAI DISTRICT.**



ent: Thiru., P.Karthick Krishna., B.Plan, M.Plan.,

Number: SWP/BPA/757047/2026

Dated: 04.03.2026

Subject : **Industrial Building** – DTCP, Tiruvannmalai - Tiruvannamalai District, Vandavasi Taluk, Thellar Panchayat Union, Nadukkuppam Panchayat, Jammampattu Village, Survey Nos. 106/1B, 106/2A1 and Site Extent of 0.71.0 Hectare (7100.00 Sq.m) & the FSI Area of the Building – 1547.08 Sq.mt Consist of the proposed construction Industrial Shed Building (Green Category) – Granting technical clearance / permission for construction – order issued - Reg.

Reference : 1. Applicant **M/s. Puroholic Private Limited**, Online Application Reference No. SWP/BPA/757047/2026, Received Dated: 22.01.2026

2. This office letter dated: 26.02.2026 (Addressed to the Applicant for fee requested).

3. Date of receipt of payment from Applicant's Dated: 03.03.2026

4. G.O.No.138, Department of Housing and Urban Development, Dated: 04.06.2004.

5. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.

6. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.

7. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.

8. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.

9. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.

10. G.O.No.225, Housing and Urban Development [UD4(1)], Department, Dated: 26.11.2024.

11. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020

12. G.O.(MS) No.01, Housing and Urban Development UD4(1) Department, Dated: 02.01.2023.

13. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
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/Spl.Cell, Dated: 14.12.2017.
17. Joint Director of Agriculture Department, Tiruvannamalai, Roc.No.E2/1127/2026, Dated: 02.02.2026
18. District Fire officer, Tiruvannamalai, PP Noc No.7811/NOC/NMSB/2026, Dated: 05.02.2026

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Order

Tiruvannamalai District, Vandavasi Taluk, Thellar Panchayat Union, Nadukkuppam Panchayat, Jammampattu Village, Survey Nos. 106/1B, 106/2A1 and Site Extent of 0.71.0 Hectare (7100.00Sq.m) & the FSI Area of the Building – 1547.08 Sq.mt Consist of the proposed construction Industrial Shed Building (Green Category) - To construct a the Proposed Industrial Building Site Approval under **earmarked "A to J "** with also Building Plan technical clearance No: **BP/AD-DTCP (TVM) NO: 10/2026.**

2. The area statement for the Proposed Industrial building is as below.

Area of Site – 0.71.0 Hectare (7100.00Sq.m)

Building details: Proposed Industrial Building

S.No.	Block Details	F.S.I Area Sq.m	Non F.S.I Area Sq.m	Total Sq.m
1.	Block-1			
	Ground Floor	297.19	-	297.19
2.	Block-2			
	Ground Floor	343.21		343.21

3.	Block-3			
	Ground Floor	836.06	-	836.06
4.	Block-4			
	Weigh Bridge	48.00	-	48.00
5.	Block-5			
	Toilet	22.62	-	22.62
6.	Security Room	-	9.00	9.00
7.	EB Room	-	15.00	15.00
	Total	1547.08		1571.08

FSI Area – 1547.08 sqm

FSI – 0.21

Total HP – 240 HP

Lorry parking - 3 No
 Car parking - 5 No
 Two wheelers parking - 41 No

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

Special Conditions

1. The OSR– 715.70 Sq.m. (Earmarked 1 to 4) 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 18th issued by District Fire officer, Tiruvannamalai, Tamil Nadu Fire and Rescue Services, is to be followed scrupulously.
3. Conditions stipulated in the government order cited in the reference 5th issued by Housing and urban development department is to be followed scrupulously.
4. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
5. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
6. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rule 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 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.

7. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
8. 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.

9. 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.
10. As per G.O.79, Housing and Urban Development, 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 plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversion charges, before issuing the final approval

Head of Account: 0217 Urban Development –
60 other Urban Development Schemes –
800 her Receipts – As Receipts under 1
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 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 purpose mentioned as per approved 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. Rain water 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 sewage by vehicle at his own cost and necessary drinking water provision to be provided at 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 municipality engineer details at the place of construction.
- 11 G.O. No.17, Department of Housing and Urban Development Dated.05.02.2016

The following fees are to be paid by the Applicant to the appropriate Government account head has been paid.

1. Scrutiny Fees Rs. 13811/- Dated.22.01.2026
2. Centage Charge Land Rs.300/- Dated.03.03.2026
3. Centage Charge Building Rs. 2000/- Dated.03.03.2026
4. Display Board Rs.1500/- Dated. 03.03.2026
5. Infrastructure and Amenities Charges Rs. 291400/- Dated.03.03.2026
6. Development Charges for Land Rs. 35500/- Dated. 03.03.2026
7. Development Charges for Building Rs. 15750- Dated.03.03.2026

To,

The Block development officer,
Jammampattu Village / Nadukkuppam Panchayat,
Thellar Panchayat Union,
Vandavasi Taluk,
Tiruvannamalai District.

Copy To.

- 1) M/s. Puroholic Private Limited,
No.7, Thanigai Nagar, Manali New Town,
Tiruvallur District,
600032
- 2) The Chairman,
Tamil Nadu Real Estate Regulatory Authority,
Plot Nos.586, 587, 588
TNRERA Building,
I and II Avenue, Anna Nagar (East),
Chennai – 600102.

The Assistant Director ,
District Town and Country Planning Office,
Tiruvannamalai 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.

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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.

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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

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Capital gains

Floor space index

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Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

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Legal opinions, due diligence and title verification

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