

PP

APPROVAL RECORD

Planning Permission

Vilupuram

Vilupuram 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
VILLUPURAM DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: Thiru.G.Gopalakrishnan, B.E.,

Online Building - Plan Permission

Online File No: SWP/BPA/007845/2023

Date: 25.10.2023

Sir,

Subject : Ware House Building – Office of the Assistant Director of Town and Country Planning – Villupuram District – Vanur Taluk / Panchayat Union – Kattarampakkam Panchayat/ Village - S.F.Nos.176/1A,1B,1C & 1D with site extent of 17700.00 Sq.m – Proposed Ware house Building with FSI Area of 9554.23 sq.m - Technical Concurrence issued - forwarded for further action - Reg.

Reference :

1. Thiru. K.Vignesh kumar (M/s.Phoenix Enterprises), Online Application Reference No. SWP/BPA/007845/2023, Dated:03.03.2023.
2. G.O(Ms).No.86, Housing and Urban Development Department, Dated: 28.03.2012.
3. G.O(Ms).No.133, Housing and Urban Development Department, Dated: 28.10.2015.
4. G.O(Ms).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.(Ms)No.18, Municipal Administration and Water Supply Department, Dated: 04.02.2019 & G.O.(Ms)16 Municipal Administration and Water Supply Department, Dated: 31.01.2020.
7. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
8. G.O.(Ms)No.79, Housing and Urban Development Department, Dated: 04.05.2017
9. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Commissioner of Town and Country Planning, Chennai (Circular)
10. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Commissioner of Town and Country Planning, Chennai (Circular)
11. Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
12. Letter Roc No. 14227/2017/CP, Dated: 14.12.2017 of Commissioner of Town and Country Planning, Chennai (Circular)

13. District Officer, Villupuram District, Fire & Rescue Service
Department Roc.No.3161/A2/2023, Date.21.04.2023.
14. Joint director, Agriculture Department, Villupuram District NOC
letter No. E2/4790/2023, Dated: 02.05.2023.
15. Director of Town and Country Planning, Chennai, Technical
Concurrence issued on. 30.08.2023.
16. Applicant Thiru. K.Vignesh kumar (M/s.Phoenix Enterprises),
dated: 20.10.2023. (Payment of Centage Fee, Infrastructure and
Amenities Charges, Display Board and Shelter Fund charges).
17. Applicant Thiru. K.Vignesh kumar (M/s.Phoenix Enterprises),
Gift deed (Local Body) Document No. 6345 /2023 Dated:
20.09.2023.

Order

With reference to the 1st cited letter, the applicant has requested for the approval of Proposed construction of Ware House Building at Villupuram District, Vanur Taluk, Panchayat Union, Kattarampakkam Panchayat / Village, S.F.Nos.176/1A,1B,1C & 1D with site extent of 17700.00 Sq.m., Proposed building FSI Area of 9554.23 Sq.m. The site has been boundaried as “A to I” and site approval is issued and the Technical Concurrence for the Proposed construction of Ware House Building of Ground floor of built up area as follows;

Proposal Details

Area of Site - 17700.00 Sq.m

Area Statement

Building details (Ware House Building)

S. No	Description	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total Builtup Area (Sq.m)
1.	Ware House Area			
	Ground Floor	9284.00	-	9284.00
2.	Office Area			
	Ground Floor	108.50	-	108.50
3.	Toilet, Drivers room, Thinner room & Tinting room area			
	Ground Floor	150.18	-	150.18
4.	Meter Room	11.55	-	11.55
5.	Security Room	-	6.25	6.25
	Total	9554.23	6.25	9560.48

Total FSI Area – 9554.23 Sq.m FSI-
0.54

OSR Area – 1795.69 Sq.m (10.13%) provided.

With reference to the 15th letter Cited, building approval u/s 47 of Tamil Nadu Town and Country Planning Act 1971. The Technical Concurrence issued and building drawings numbered as **B.P/DTCP No: 326/2023**.

In continuation, the site approval by delineating the boundary from “A to I” has been Approved as **L.P/A.D.T.C.P (VD) No: 179/2023** and as per Section 47A of Town and Country Planning Act 1971, Technical Clearance No. **B.P/A.D.T.C.P (VD):37/2023** and Duration of Permission from 25.10.2023 to 24.10.2031 (8 Years) has been accorded with the following conditions and special conditions.

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

Special Conditions

1. Letter in the reference 17th cited, Open Space Reservation marked in the site plan from numbers “1 to 6” had been handed over to local body.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. 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 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.
5. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
6. 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, Patta, gift deed, & Power of Attorney 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.

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.

General Conditions

1. Solar water heating system to be provided to the proposed 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. The Open Space shown in the drawing should be left as it is.
4. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
5. 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.
6. 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.
7. Mosquito netting to be provided at OHT and well.
8. Fire rescue equipment should be provided as per Rules
9. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
10. Fly Ash bricks and Materials must be used for construction.
11. As per G.O.(ms)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.
12. As per G.O.(Ms)No:79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area 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)

13. As per TNCDBR-2019 the following fee and charges are collected as follows:

Fees Paid Details

1. Scrutiny Fees	-Rs.45657/-
2. Centage Charges for Land	- Rs. 1200/-
3. Centage Charges for Building	- Rs. 1500/-
4. Infrastructure and Amenities Charges	-Rs. 1796340/-
5. CC Charges	-Rs. 102906/-
6. Security Deposit	-Rs. 898170/-
7. Display Board Charges	-Rs. 1500/-
8. Shelter Charges	- Rs. 3933/-

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

To

The Panchayat President,
Katrampakkam Panchayat,
Vanur Panchayat Union,
Villupuram District.

Copy To:

M/s.Phoenix Enterprises,
(Tvl.1.K.R.Subramanian, 2.K.Geetha, 3.K.S.Subadra, 4.K.Vigneshkumar, 5.K.S.Arjun)
Old No:25, New No:4, Second floor,
Sri Ram Nikethan,
Ramanathan Street,
Mahalingapuram,
Chennai-600034.

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.

