

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. S.Sivakumar , B.E.,

Online Building - Plan Permission

No: SWP/BPA/011741/2023

Date:22.10.2024

Sir,

Subject : Industrial Building– Office of the Assistant Director of Town and Country Planning – Villupuram District – Tindivanam Taluk - Olakkur Panchayat Union – Pathiri Panchayat /Village in SF Nos: 136/4, 136/5, 136/6, 136/13A, 136/14, 136/15A, 136/15B, 136/16B, 136/17B, 136/18B, 136/19 & 136/20 having an site extent of 20350.00 sq.m – Existing Industrial Building with FSI Area of of 11031.77 sq.m - Technical Concurrence issued - forwarded for further action - Reg.

Reference :

1. M/s.Suja Shoei Industries Private Limited, Online Application Reference No. SWP/BPA/011741/2023, Dated:16.10.2023. (Online Building Scrutiny reference No: 3VXD755Q)
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 Services Department Roc.No.2037/A2/2023, Date.14.03.2023.

14. Joint director, Agriculture Department, Villupuram District NOC letter No. C2/119/2023, Dated: 11.01.2023.
15. Director of Town and Country Planning, Chennai, Technical Concurrence issued on. 12.03.2024.
16. Applicant M/s.Suja Shoei Industries Private Limited, Dated:16.03.2024. (Payment of Centage Fee, Infrastructure and Amenities Charges, Display Board and Shelter Fund charges).
17. Applicant M/s.Suja Shoei Industries Private Limited, Scrutiny Fees Offline Collected. Rs. 50,500/- Dated:05.04.2024.
18. Applicant M/s.Suja Shoei Industries Private Limited request letter & Development charges for land & Building Fees Offline Collected, Dated:17.10.2024.

Order

With reference to the 1st letter cited, the applicant has requested for the approval of existing Industrial Building at Villupuram District – Tindivanam Taluk - Olakkur Panchayat Union – Pathiri Panchayat /Village in SF Nos: 136/4, 136/5, 136/6, 136/13A, 136/14, 136/15A, 136/15B, 136/16B, 136/17B, 136/18B, 136/19 & 136/20 having an site extent of 20350.00sq.m, with building FSI Area of 11031.77 Sq.m. The site has been boundary as “A to S” and site approval is issued and the Technical Concurrence for the existing Industrial Building of built up area as follows;

Proposal Details

Area of Site - 20350 Sq.m

Area Statement

Building details (Industrial Building)

Sl.No	Description	FSI Area (Sqm)	Non FSI Area(Sqm)	Total Builtup Area (Sqm)
A	Block - 1			
i	Ground Floor	142.89	-	142.89
ii	First Floor	25.67	-	25.67
iii	Open Staircase	-	6.25	6.25
B	Block-2			
i	Ground Floor	269.07	-	269.07
C	Block-3			
i	Ground Floor	228.07	-	228.07
D	Block-4			
i	Ground Floor	3343.12	-	3343.12

ii	First Floor	3181.60	-	3181.60
iii	Head Room & Lift Area	-	61.19	61.19
iv	Open Staircase Area	-	13.07	13.07
E	Block-5			
i	Ground Floor	1066.75	-	1066.75
F	Block-6			
i	Ground Floor	448.96	-	448.96
G	Block-7			
i	Ground Floor	894.87	-	894.87
H	Block-8			
i	Ground Floor	177.64	-	177.64
I	Block-9			
i	Ground Floor	560.39	-	560.39
ii	First Floor	341.74	-	341.74
iii	Second Floor	175.50	-	175.50
iv	Third Floor	175.50	-	175.50
v	Head Room & Lift Area	-	50.55	50.55
	Total	11031.77	131.06	11162.83

Total FSI Area – 11031.77 Sq.m
 FSI - 0.54 ,
 OSR – 2041.60 – 10.03% 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: 132 /2024**.

In continuation, the site approval by delineating the boundary from “A to S” has been Approved as **L.P/A.D.T.C.P (VD) No:230/2024** and Duration of Permission from 22.10.2024 to 21.10.2032 (8 Years) has been accorded with the following conditions and special conditions.

With reference to the 17th cited the applicant demolished the Existing building shown in the site plan as per special condition in the 15 th cited Director Technical Clearance and requested to issue final Technical clearance.

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

Special Conditions

1. The boundary of the OSR has been marked as “ 1 to 7 ” in site plan As per TNCDB& Rule 2019 Rule.No.41(1)(i) The gifting of the reservation of land for community recreational purposes in respect of Industrial Developments to the Local Body is not required. However, the space may be maintained by the owner concerned subject to the supervision and monitoring of the concern 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 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, Municipal Administration and Water Supply Department, 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 Department 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, Municipal Administration and Water Supply Department, 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.

Fees Paid Details

1. Scrutiny Fees	-	Rs.2,516/- , Dated:17.07.2023&
2. Scrutiny fees paid by offline	-	Rs.50,500/-, Dated:05.04.2024
3. Centage Charges for Land	-	Rs. 300/- , Dated:16.03.2024
4. Centage Charges for Building	-	Rs. 20,000/-, Dated:16.03.2024
5. Infrastructure and Amenities Charges	-	Rs. 20,98,832/-, Dated:16.03.2024
6. Display Board Charges	-	Rs. 1,500/-, Dated:16.03.2024
7. Shelter Charges	-	Rs. 8,981/-, Dated:16.03.2024
8. Development charges for land	-	Rs.61,050/-, Dated: 17.10.2024
9. Development charges for Building	-	Rs.83,723/-, Dated: 17.10.2024

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

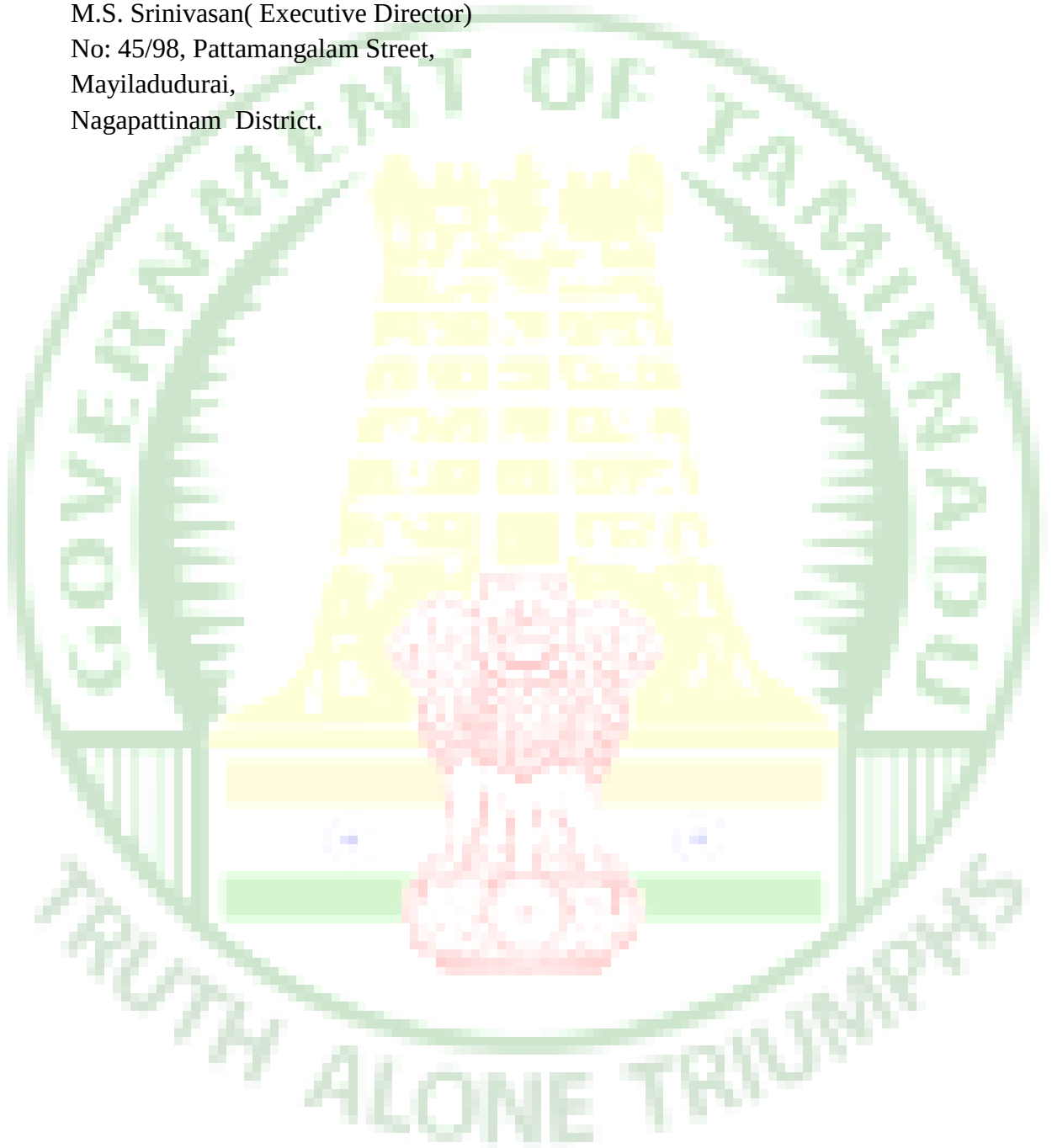
To

1. The Panchayat president,
Pathiri panchayat,
Tindivanam Taluk,
Villupuram District.

2. Block Development Officer(B.P),
Olakkur Panchayat Union,
Villupuram District.

Copy To:

M/s SUJA SHOEI INDUSTRIES PRIVATE LIMITED,
M.S. Srinivasan(Executive Director)
No: 45/98, Pattamangalam Street,
Mayiladudurai,
Nagapattinam 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.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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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

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
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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
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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.

