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APPROVAL RECORD

Planning Permission

Virudhunagar
Virudhunagar 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 DEPUTY DIRECTOR
VIRUDHUNAGAR DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT :R.KRISHNAMURTHI B.E.,

Online Building Plan Application Number - **SWP/BPA/007854/2023**

Sir,

Subject : Industrial Building - Office of the District of Town and Country planning -Virudhunagar District, Thiruchuli Taluk - Agathakulam Village – S.F.No.89/4, 90/1, 90/2, 90/3, 90/4A, 91/2, 91/3, 92/1, 92/2, 93/1, 93/2, 93/3, 93/4, 94/1, 94/2, 94/3, 94/4, 95/1, 95/2, 95/3, 95/4, 98/1, 98/3, 99/3A, – for an extent of Site are 367100.00 Sq.m. – Proposed Industrial Building of M/S Trident Explosive Pvt Ltd Of FSI Area-10764.16 Sq.m With 475.92 HP Technical clearance issued from Director, directorate of town and Country Planning, Chennai - Technical Clearance Issued - Forwarded for further action - Reg.

- Ref :
1. Applicant M/S Trident Explosive Pvt Ltd Online Application Reference No. SWP/BPA/007854/2023, Received Dated: 06.03.2023.
 2. Director, Directorate of Town and Country Planning, Chennai Proceeding (Technical Concurrence) Letter Received on Dated: 03.07.2023.
 3. Deputy Director Virudhunagar District Town & Country Planning Office, Inspection Report of Online Application No.SWP/BPA/007854/2023,Dated:14.03.2023.
 4. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
 5. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
 6. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021.
 7. G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019.

8. G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
9. G.O.54 Housing and Urban Development Department, Dated : 12.03.2020.
10. Director of Town and Country Planning, Circular Letter Roc No. 7486/2009/BA2, Dated:16-04-2009.
11. Director of Town and Country Planning, Circular Letter Roc No. 21075/2009/PA1, Dated:27-06-2012.
12. Director of Town and Country Planning, Circular Letter Roc No.. 12201/2017/PA1, Dated:22-09-2017.
13. Director of Town and Country Planning, Circular Letter Roc No. 14227/2017/CP, Dated:14-12-2017.
14. Director of Town and Country Planning, Circular Letter Roc No. 4326/2019/BA2, Dated:05.02.2020.
15. Director of Town and Country planning ,Chennai circular Letter Roc No.4367/2019/BA2, dated.05.02.2020.
16. Joint Director Department of Agriculture and Farmers Welfare Letter No : 3/1158/2022, dated:10.02.2022.
17. District Officer, TamilNadu Fire & Rescue Services Virudhunagar district letter No : L.Dis. 3538 /2 /2022, dated : 22.03.2022.
- 20.District Office Demand payment Request Letter, Dated: 11.07.2023.
21. Applicant M/S Trident Explosive Pvt Ltd demand remittance letter dated : 14.07.2023.
22. District Revenue Officer and Additional District Magistrate, Virudhunagar District Letter No.R.Dis.E4/78/2022, Dated.30.03.2023.
23. Additional Chief Secretary to Government Industries (MIA.1) Department Secretariat, Chennai, Letter No.9864/MIA.1/2021-1, Dated.22.02.2022.
24. Department For Promotion of industry and internal Trade, Industrial Licensing Section, New delhi, Letter.DIL:23(2022)-IL.Dated.19.09.2022.

25. Petroleum & Explosives Safety Organisation(PESO) Formerly-
Department of Explosives, Nagpur Letter
No.A/E/HQ/TN/20/1553(E143096) Dated.11.11.2022.

26.TamilNadu Pollution Control Board Proceedings
No.T2/TNPCB/F.2286VDR/RL/VDR/W/2023,Dated.26.06.2023

Fees Details

Centage Charge for Building	-	Rs.	22000.00
Centage Charge of Land	-	Rs.	7200.00
Infrastructure and Amenities Charges	-	Rs.	2023820.00
Display Board Charges	-	Rs.	1,500.00
Shelter Charges	-	Rs.	1538.00

Order

With reference to the 1st Cited letter, the applicant M/S Trident Explosive Pvt Ltd has requested for the approval of Industrial building at Virudhunagar District, Thiruchuli Taluk - Agathakulam Village – S.F.No.89/4, 90/1, 90/2, 90/3, 90/4A, 91/2, 91/3, 92/1, 92/2, 93/1, 93/2, 93/3, 93/4, 94/1, 94/2, 94/3, 94/4, 95/1, 95/2, 95/3, 95/4, 98/1, 98/3, 99/3A, – for an extent of Site are 367100.00 Sq.m. –Proposed Explosive manufacturing Industrial Building(Red category) of M/S Trident Explosive Pvt Ltd Of FSI Area- 10764.16 Sq.m With 475.92 HP.

. The site has been marked as “1 to 32” and “33 to 51” and concurrence for site issued vide this Director, Directorate of Town and Country Planning Department, Chennai for Industrial building FSI Area 10764.16 Sq.m with Building Plan No **B.P/DTCP No. 241/2023.**

This Office Technical Clearance SWP/DTCP(VNR) No-13/2023 and Duration from 28.07.2023 to 27.07.2031 (8 Years). Planning Permission has been issued with the following common and special conditions.

The area statement for the Proposed Industrial building is as below. Area of Site – 367100.00 Sq.m.

Building details: Industrial Building

SL.No	Description	Non FSI Area in Sq.m	FSI Area in Sq.m	Total Area in Sq.m
1	Block-1 Ground Floor	-	35.52	35.52
2	Block-2 Ground Floor	-	143.07	143.07
	First Floor	-	176.14	176.14
3	Block-3 Ground Floor	-	65.61	65.61
4	Block-4 Ground Floor	-	929.03	929.03
5	Block-5 Ground Floor	-	17.39	17.39
6	Block-6 Ground Floor	-	17.39	17.39
7	Block-7 Ground Floor	-	59.48	59.48
8	Block-8 Ground Floor	-	2321.21	2321.21
9	Block-9 Ground Floor	-	73.71	73.71
10	Block-10 Ground Floor	-	351.34	351.34
	First Floor	-	340.13	340.13
11	Block-11 Ground Floor	-	90.82	90.82
	First Floor	-	90.82	90.82
12	Block-12 Ground Floor	-	29.34	29.34
13	Block-13 Ground Floor	-	351.34	351.34
	First Floor	-	340.00	340.00

14	Block-14 Ground Floor	-	90.84	90.84
	First Floor	-	90.84	90.84
15	Block-15 Ground Floor	-	29.34	29.34
16	Block-16 Ground Floor	-	55.00	55.00
17	Block-17 Ground Floor	-	57.04	57.04
18	Block-18 Ground Floor	-	57.04	57.04
19	Block-19 Ground Floor	-	57.04	57.04
20	Block-20 Ground Floor	-	57.04	57.04
21	Block-21 Ground Floor	-	57.04	57.04
22	Block-22 Ground Floor	-	11.47	11.47
23	Block-23 Ground Floor	-	330.37	330.37
24	Block-24 Ground Floor	-	13.76	13.76
25	Block-25 Ground Floor	-	83.20	83.20
26	Block-26 Ground Floor	-	222.76	222.76
27	Block-27 Ground Floor	-	79.63	79.63
28	Block-28 Ground Floor	-	261.38	261.38
29	Block-29 Ground Floor	-	261.38	261.38

30	Block-30 Ground Floor	-	54.90	54.90
31	Block-31 Ground Floor	-	294.26	294.26
32	Block-32 Ground Floor	-	297.86	297.86
33	Block-33 Ground Floor	-	273.66	273.66
34	Block-34 Ground Floor	-	53.46	53.46
35	Block-35 Ground Floor	-	18.49	18.49
36	Block-36 Ground Floor	-	182.21	182.21
37	Block-37 Ground Floor	-	282.13	282.13
38	Block-38 Ground Floor	-	83.20	83.20
39	Block-39 Ground Floor	-	182.20	182.20
40	Block-40 Ground Floor	-	54.74	54.74
41	Block-41 Ground Floor	-	74.26	74.26
42	Block-42 Ground Floor	-	44.48	44.48
43	Block-43 Ground Floor	-	911.28	911.28
44	Block-44 Ground Floor	-	29.44	29.44
45	Block-45 Ground Floor	-	29.44	29.44
46	Block-46 Ground Floor	-	29.44	29.44

47	Block-47 Ground Floor	-	69.68	69.68
48	Block-48 Ground Floor	-	29.34	29.34
49	Block-49 Ground Floor	-	182.10	182.10
50	Block-50 Ground Floor	-	143.86	143.86
51	Block-51 Ground Floor	-	94.72	94.72
	Toilet Block	-	101.50	101.50
	Total Area		10764.16	10764.16

Total FSI Area -10764.16 sq.m

Total FSI Achieved:0.029, Total No. Of HP 475.92

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

Special Conditions

1. As per TNCDBR 2019 Rule No.41, The OSR reservation Area 37077.10 Sq.m has been Earmarked as A to N Shown in the site plan and Space reserved should be kept open and maintained by the applicant.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions Stipulated in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
4. Technical Clearance 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. Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development 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 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.
8. As per TNCDBR 2019, Annexure IX, rule 35(23) Regulations for special Provisions for Hospital Buildings shall be Followed.

GENERAL CONDITIONS,

1. Solar water heating system to be provided to the proposed 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 Department of Municipal Administration and Water Supply, Dated:04.02.2019.
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 to be used Mandatory.

10. As per GO.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. No additions / alterations to be made without necessary permission of this office.
In case any alterations required proper revised approval should be obtained.
12. Rain water harvesting should be provided as per the directions mentioned in
G.O.18 Department of Municipal Administration and
WaterSupply,Dated:04.02.2019.
13. 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
14. In case the documents submitted for approval found fake the Technical Clearance
would be cancelled without intimation to the applicant
15. If any court case would be pending with reference to this proposal, the Technical
Concurrence would be treated as INVALID
16. Enforcement action Under Section 56 & 57 of Tamilnadu Town and country
planning Act 1971 must be taken by component Authority,
17. Government Registered Electrical Contractor must be employed for wiring works
during construction.

Deputy Director

District Town and Country Planning Office
Virudhunagar

To:

1. The President,
Agathakulam Panchayat/village,
Narigudi Panchayat Union,
Thiruchuli Taluk.,
Virudhunagar district

Copy to:

1. Trident explosives PVT.Ltd,
No.85/11,First floor,Balaji Towers,
Srirangapalayam,Ramakrishna Road,
Salem.

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.

