

PP

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/0008455/2023**

Sir,

Subject : Industrial Building - Office of the District of Town and Country planning -Virudhunagar District, Rajapalayam municipality, TS.NO.4/10A2, 5, 7/1, 7/3, 8/1B and 8/2 – for an extent of Site are 51365.00 Sq.m. –Proposed Industrial Building FSI Area- 22585.93 Sq.m 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.Rajapalayam mills Ltd Online Application Reference No. SWP/BPA/0008455/2023, Received Dated: 30.03.2023.
2. Director, Directorate of Town and Country Planning, Chennai Proceeding (Technical Concurrence) Letter Received on Dated: 12.05.2023.
3. Deputy Director Virudhunagar District Town & Country Planning Office, Inspection Report of Online Application No.SWP/BPA/0008455/2023,Dated:11.04.2023.
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. District Officer, TamilNadu Fire & Rescue Services Virudhunagar district letter No : L.Dis. 1110 /C /2023, dated : 15.02.2023.
- 20.District Office Demand payment Request Letter, Dated: 19.05.2023.
21. Applicant M/S.Rajapalayam mills Ltd demand remittance letter dated : 19.06.2023 and 10.08.2023.

Fees Details

Centage Charge for Building	-	Rs. 20000.00
Centage Charge of Land	-	Rs. 2100.00
Infrastructure and Amenities Charges	-	Rs. 4248800.00
Display Board Charges	-	Rs. 1500.00
Shelter Charges	-	Rs. 1401400.00
Scrutiny fees	-	Rs. 122160.00

Order

With reference to the 1st Cited letter, the applicant M/S.Rajapalayam mills Ltd has requested for the approval of Industrial building at Virudhunagar District, Rajapalayam municipality, TS.NO.4/10A2, 5, 7/1, 7/3, 8/1B and 8/2 – for an extent of Site are 51365.00 Sq.m. –Proposed Industrial Building FSI Area- 22585.93 Sq.m .

Director, Directorate of Town and Country Planning Department, Chennai for Industrial building (Orange Category) FSI Area 22585.93 Sq.m with Building Plan No **B.P/DTCP No. 163/2023.**

This Office Technical Clearance SWP/DTCP(VNR) No-14/2023 and Duration from 10.08.2023 to 09.08.2031 (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 – 51365.00 Sq.m.

Building details: Industrial Building (Orange Category)

SL.No	Description	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Area in Sq.m
1	Block-1 Loom Hall, Yarn Godown and fabric inspection Hall			
	Ground Floor	11163.03	-	11163.03
	Mezzanine Floor	38.27	-	38.27
	First Floor	3992.54	-	3992.54
2	Block-2 Fabric warehouse and Service Bay			
	Ground Floor	3386.73	-	3386.73
	Mezzanine Floor	462.77	-	462.77
3	Block-3 M V Panel Room, Breaker			

	Room, APFC Panel Room and Generator Room			
	Ground Floor	650.91	-	650.91
4	Block-4 Weight Balancr room	28.28	-	28.28
5	Block-5 Security Room	57.28	-	57.28
6	Block-6 Fire Tender vehicle Shed	66.84	-	66.84
7	Block-7 Fire Hydrant Pump Room with Steel Tank	134.36	-	134.36
8	Block-8 Heavy Vehicle Shed	65.17	-	65.17
9	Block-9 Canteen			
	Ground Floor	362.63	-	362.63
	First Floor	339.53	-	339.53
	Terrace Floor	-	21.98	21.98
10	Block-10 Worker Rest Room			
	Ground Floor	632.86	-	632.86
11	Block-11 Gents Hostel			
	Ground Floor	596.94	-	596.94
	First Floor	584.98	-	584.98
	Second Floor(Terrace Floor)	-	41.53	41.53

	Steel OHT	22.82	-	22.82
	TOTAL PROPOSED BUILDING AREA IN SQ.M	22585.94	63.51	22649.45

Total FSI Area -22585.93 sq.m

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

Special Conditions

1. The OSR area 5343.04 Sq.m Shown in the site plan should be retained as Open Space Reservation as per TNCDBR-2019, Rule No.41(1)(i).
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.

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.commissioner,
Rajapalayam municipality,
Virudhunagar district

Copy to:

1. M/S.RAJAPALAYAM MILLS LIMITED -
FABRIC DIVISION(WEAVING UNIT),
PONNAGARAM MAIN ROAD,
(P.A.C.RAMASAMY RAJA SALAI),
RAJAPALAYAM MUNICIPALITY,
VIRUDHUNAGAR DISTRICT.

TRUTH ALONE TRIUMPHS

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.

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Verify My Land

Every record check run on one property and returned as a single report.

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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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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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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

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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

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Registers and directories

Who holds it, and which office keeps the record.

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