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APPROVAL RECORD

Planning Permission

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 : Mrs.R.Reyshma B.E,M.Plan(Urban Planning)

Online Building Plan Application – Technical Approval

Application Number : SWP/BPA/717305/2025

Date:01.07.2026

Sir,

Subject: HRB- Proposed Construction of Industrial Building -District Town and Country planning Office Virudhunagar District – Kariyapatti Taluk,Kariapatti panchayat Union- Melakallangulam Panchayat/Village, S.F.Nos.221/1C2, 221/3B, 221/4C, 221/5, 273/1, 273/2, 273/3 and 273/4 with a total site extent of 67310.00Sq.m (As per patta) - Total FSI Area - 16790.31 Sq.m - Technical Concurrence issued from Commissioner, Directorate of Town and Country Planning, Chennai - Technical Approval Issued - forwarded for further action - Reg.

- Reference:**
1. Applicant. M/s.Stellar Distilleries Private Limited, Represented by its Director,Online Application Reference No. SWP/ BPA /717305/2025, Dated: 01.12.2025.
 2. Commissioner, Directorate of town and Country Planning, Chennai Proceeding (Technical Concurrence) Letter Received on Dated: 08.06.2026 (BP/DTCP No.424/2026).
 3. HRB Meeting held on 19.02.2026.(Agenda No.15)
 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. G.O.No.79, Housing and Urban Development Department, Dated:04.05.2017.
 11. G.O. Ms. No.225, Housing and Urban Development Department, Dated: 26.11.2024.
 12. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009
 13. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
 14. Director of Town and Country Planning, Chennai circular Letter Roc No.14227/2017/Spl.Cell, Dated:14.12.2017.
 15. G.O.(Ms).No. 171, Housing and Urban Development, UD4(1) Department, Dated: 30.10.2025.
 16. G.O.(Ms).No. 155, Housing and Urban Development, UD4(1) Department, Dated: 08.10.2025.

17. DGP / Director, Tamil Nadu Fire and Rescue Services Department, PP NOC No.271/2025, Dated 24.12.2025. (Online Token No: 349475, dated 03.12.2025).
18. Amendment for PP NOC 271/2025 issued by DGP / Director, Tamil Nadu Fire and Rescue Services Department dated 02.04.2026,Online Token No.377178, dated 13.03.2026.
19. Joint Director, Agriculture Department NOC Virudhunagar District ROC No.A3/15210/2025, dated 18.12.2025
20. Petroleum & Explosives Safety organisation Department, Joint Chief Controller of Explosives, Nungambakkam, Chennai No.A/P/SC/TN/15/5628 (P651973), dated 02.12.2025.
21. Member Secretary , Tamil Nadu Pollution Control Board, TNPCB Proceedings No.T2/TNPCB/F.2372VDR/ RL/VDR/A/2023, dated 09.08.2023, Consent Order No.2301249341624, dated 09.08.2023.
22. Member Secretary , Tamil Nadu Pollution Control Board, TNPCB Proceedings No.T2/TNPCB/F.2372VDR/ RL/VDR/W/2023, dated 09.08.2023, Consent Order No.2301149341624, dated 09.08.2023.
23. Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA) EC identification No.EC22A060TN167599,File No.1A-J-11011/301/2022-1AII(I), Category :A, Dated: 10.10.2022.
24. Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA) EC identification No.EC26C0000TN5873570A, Amendment EC, File No.13576, Category:B2, Dated: 05.05.2026.
25. Applicant. M/s.Stellar Distilleries Private Limited, Represented by its Director,Letter Dated:29.06.2026 (Structural Design report and drawing vetted by Superintending Engineer P.W.D, Planning and Designs Circle, Chepauk, Chennai-5, Dated:23.06.2026)(DTCP offline file No:787/2026/V.D).
26. Demand payment Request Letter, Dated:08.06.2026
27. Applicant. M/s.Stellar Distilleries Private Limited, Represented by its Director, demand remittance letter dated: 24.06.2026.

Fees Details

Sl. No.	Description	Payment details for this Approval		
		Amount in Rs.	Date	E-Challan No.
1.	Scrutiny Fee	121663.00	01.12.2025	---
4.	Display Board Charges	10000.00	24.06.2026	
5.	Development Charges for Building	271125.00		
6.	Development Charges for Land	101040.00		
7.	Centage Charge for Building	21600.00	24.06.2026	20260624022354
8.	Centage Charge for Land	3000.00		
9.	Infrastructure and Amenities Charge	6300000.00		

10.	Shelter Fees	82732.00	24.06.2026	20260624022756
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ORDER

With reference to the 1st Cited letter, the applicant M/s.Stellar Distilleries Private Limited, Represented by its Director, has requested Proposed Construction of High Rise Industrial Building in Virudhunagar District, Kariyapatti Taluk, Melakallangulam Village, S.F.Nos.221/1C2, 221/3B, 221/4C, 221/5, 273/1, 273/2, 273/3 and 273/4 with a total site extent of 67310.00Sq.m (As per patta) with a Total FSI Area of 16790.31Sq.m

The above HRB High Rise Industrial building proposal was placed in High Rise Building Panel Meeting held on 19.02.2026. The subject was discussed and suggestions of High Rise Building panel were obtained.

The site has been marked as “A to I” and issued concurrence for by the Commissioner, Directorate of Town and Country Planning Department, for above mentioned proposal, vide reference 2. And the Building Plan has been numbered as **B.P/DTCP No. 424/2026.**

With reference to the letter 26 cited, Demand was issued to the applicant 08.06.2026. Applicant remitted the required fees and submitted remittance letter to the office on 24.06.2026 through online.

Hence, the Technical Approval is issued with below conditions for this proposal and numbered as **SWP/DTCP/VNR No: 30/2026.**

Building details: The area statement for the High rise industrial building (Red Category) is as below.

Total Area of the Site –67310.00Sq.m (As per Patta)

Proposed HRB Industrial Building Area details in sqm

Block Nos	Description	FSI area in Sq.m	Non FSI area in Sq.m	Total Builtup area in Sq.m
1	Turbine Room, Power House, PRDS Platform			
	Ground Floor	609.66	-	609.66
	First Floor	130.00	-	130.00
2	Water Storage Tank, Security Cabin & Telecom Room			
	Ground Floor	266.00	-	266.00
3	Canteen			
	Ground Floor	195.50	-	195.50
4	AA Bulk Storage Section (PESO)			
	Ground Floor	1840.13	-	1840.13
5	Liquefaction, Fermentation Section, Grain Handling & Milling			
	Ground Floor	2091.55	-	2091.55
	First Floor	280.22	-	280.22
	Second Floor	280.22	-	280.22
	Head Room	54.63	-	54.63
6	Decantation & Dryer Section			
	Ground Floor	650.00	-	650.00
7	Distillation +MSDH+ Evaporation Section			
	Ground Floor	810.82	-	810.82

8	Ethanol Storage Section Non Peso			
	Ground Floor	268.50	-	268.50
9	Toilet-01			
	Ground Floor	87.40	-	87.40
10	Boiler House +Auxiliaries+ Chimney (HT-60m)			
	Ground Floor	666.32	-	666.32
11	Grain Silo (7500Mt X 2Nos)			
	Ground Floor	1624.00	-	1624.00
12	Fuel /Coal Yard			
	Ground Floor	1600.00	-	1600.00
13	DCO Section & DCO Storage			
	Ground Floor	290.00	-	290.00
14	Workshop & CO2 Plant			
	Ground Floor	592.00	-	592.00
15	Fire Fighting, Water Receiving Tank & WTP			
	Ground Floor	1110.00	-	1110.00
16	Chemical Storage			
	Ground Floor	140.00	-	140.00
17	PCTP & STP			
	Ground Floor	1780.00	-	1780.00
18	Toilet-2			
	Ground Floor	95.00	-	95.00
19	Admin Building			
	Ground Floor	200.36	-	200.36
20	DDGS Storage			
	Ground Floor	1012.00	-	1012.00
21	Weigh Bridge			
	Ground Floor	57.00	-	57.00
22	Transformer Room			
	Ground Floor	35.00	-	35.00
23	Generator Room			
	Ground Floor	24.00	-	24.00
Total		16790.31	-	16790.31

FSI Area = 16790.31sqm

Special Conditions

1. The OSR area OSR -1 (earmarked as 1 to 4) 978.28Sq m, OSR -2 (earmarked as 5 to 8) 2308.43Sq m, OSR -3(earmarked as 9 to 12) 3625.45Sq m- Total OSR area 6912.16Sq m 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 NOC cited in the reference 17th&18th issued by DGP/ Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.

3. Conditions stipulated in the NOC cited in the reference 20th issued by Petroleum & Explosives Safety organization Department, Joint Chief Controller of Explosives, Nungambakkam, Chennai is to be followed scrupulously.
4. Conditions stipulated in the NOC cited in the reference 21 & 22 issued Member Secretary, Tamil Nadu Pollution Control Board, is to be followed scrupulously.
5. Conditions stipulated in the NOC cited in the reference 23 & 24 issued by Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA) is to be followed scrupulously.
6. As per the G.O.Ms.No.171, Housing and Urban Development Department (UD4(1)), dated 30.10.2025 For Commercial, Industrial and Institutional buildings exceeding 300Sqm FSI area, a minimum of 10% of Car or Two Wheeler parking space shall be earmarked for Electric vehicles and shall be provided fast charging points.
7. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
8. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
9. Technical Approval 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. Technical Approval 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.
10. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
11. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting Technical Approval and Technical Approval. 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.
12. 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.
13. 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.
14. According to G.O No 18 Department of Municipal Administration and Water Supply, Dated- 04-02-2019 Construction continuation certificate should be obtained from this office for the

Technical Approval approved building at the time of Plinth Level itself. After Completion of the building works Completion Certificate to obtain from this by the applicant.

15. பார்வை (10)-ல் கண்டுள்ள அரசாணையின்படி திட்டமில்லாத பகுதிக்கான நில உபயோக மாற்ற விதிகள் 2017, விதி (3)-ன் படி உள்ளாட்சிக்கான கூராய்வு கட்டணமாக ரூ.1000/- (ரூபாய் ஆயிரம் மட்டும்) மற்றும் விதி (9)-ன் படி நில உபயோக மாற்ற கட்டணமாக மனுதாரர் மனைபிடத்திற்கான சந்தை நில மதிப்பீட்டுத் தொகையில் 3% (3 விழுக்காடு) தொகையினை மனுதாரரிடமிருந்து கீழ்க்கண்ட அரசு கணக்கு தலைப்பில் செலுத்தப்பட வேண்டும். மேற்படி தொகை பெறப்பட்ட பின்னரே உள்ளாட்சியால் இறுதி ஒப்புதல் வழங்கப்பட வேண்டும்.

கணக்கு தலைப்பு

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)

16. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 11, the permission granted by the competent authority shall not mean responsibility or clearance of the following aspects.

- Title or ownership of the site or building
- Easement Rights
- Structural Reports, Structural Drawing and Structural aspects.
- The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
- Workmanship, soundness of structure and materials used
- Quality of building services and amenities the construction of building
- other requirements or licenses or clearance required for the site or premises or activity under various other laws.

General Conditions

- This Technical Approval issued in accordance with Tamil Nadu Town and Country Planning Act 1971(Section 49).
- If the application applied under 49 or 64(1) of TN Town and country planning Act 1971 is rejected or refused, the Applicant under Section 80 of TN Town and country planning Act

1971 can Appeal with in Two months from the date of issue of this order to Director of Town and Country Planning / Government.

3. After the Technical Approval issued by Member Secretary Virudhunagar Local Planning Authority
 - a. 1.If the details given by the applicant is found to be false (or)
 - b. 2. If the applicant fails to follow the rules and Norms, the Member Secretary
 - c. concern can cancel or revise the Technical Approval issued.
4. Solar water heating system to be provided to the proposed Institutional building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
5. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
6. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
7. 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.
8. 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.
9. Mosquito netting to be provided at OHT and well.
10. Fire rescue equipment should be provided as per Rules
11. As per GO No 341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
12. Fly Ash bricks and Materials to be used Mandatory.
13. 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 professional's details including Quality Auditor details at the place of construction.
14. In case the documents submitted for approval found fake the Technical Approval would be cancelled without intimation to the applicant.
15. If any court case would be pending with reference to this proposal, the Technical Approval would be treated as INVALID.
16. The Applicant / developer and also the architects / 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.
17. Enforcement action Under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by Special Officer/ Block development officer, Melakkalankulam Panchayat if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.

18. Government Registered Electrical Contractor must be employed for wiring works during construction.

(e-signed)

Deputy Director

District Town and Country Planning Office

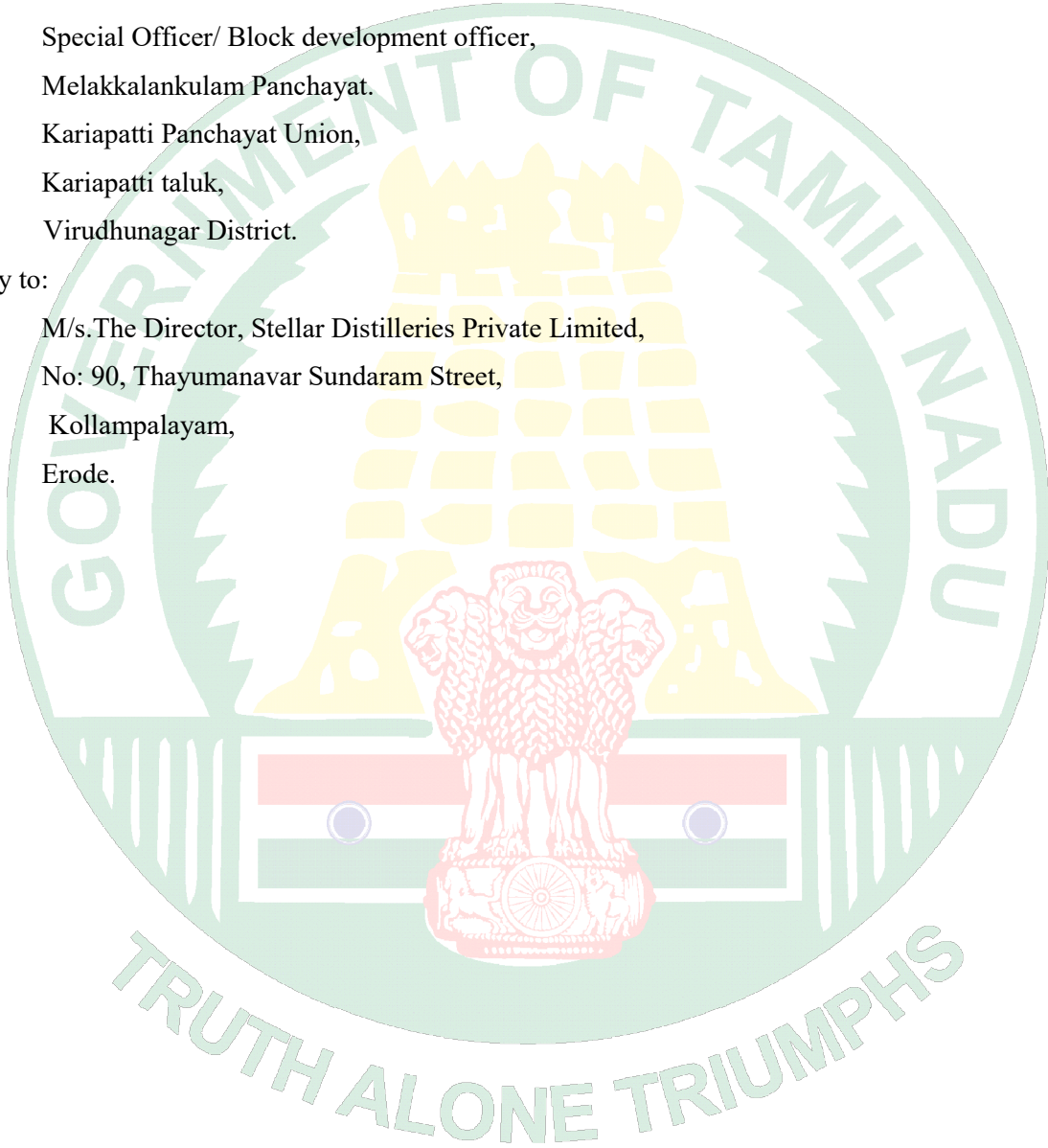
Virudhunagar District

To

Special Officer/ Block development officer,
Melakkalankulam Panchayat.
Kariapatti Panchayat Union,
Kariapatti taluk,
Virudhunagar District.

Copy to:

M/s.The Director, Stellar Distilleries Private Limited,
No: 90, Thayumanavar Sundaram Street,
Kollampalayam,
Erode.



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.

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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

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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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.

