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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/762542/2026

Date:02.04.2026

Subject: Industrial Building – District Town and Country Planning Office- Virudhunagar District– Kariyapatti Taluk/Panchayat Union–Thulukkankulam Panchayat/Village – S.No: 128/1C1 – Site extent of 11011.00 Sq.m(As per Patta)- Proposed Construction of Industrial Building (Red Category Manufacturing of Paper) for MS Ganesan paper & Board Private limited - Industrial Building of FSI area 3426.15 Sq.m – Technical approval issued-forwarded for further action – Regarding.

Reference:

1.	Applicant Mr. MS GANESAN PAPERS AND BOARDS PVT LTD Online Application No. SWP/BPA/762542/2026, Dated:30.01.2026.
2.	Deputy Director(i/c), Virudhunagar District Town and country Planning office,Inspection Report of Online Application No. SWP/BPA/762542/2026 , Dated:06.02.2026.
3.	G.O.86 Housing and Urban Development Department, Dated: 28.03.2012
4.	G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
5.	G.O.01 Housing and Urban Development Department, Dated: 05.01.2021
6.	G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
7.	G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020
8.	G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
9.	G.O.154, Housing and Urban Development Department, Dated: 7.10.2025
10.	circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
11.	Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012.
12.	Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
13.	Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
14.	Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
15.	Demand payment Request Letter, Dated: 30.03.2026.
16.	Applicant Mr. MS GANESAN PAPERS AND BOARDS PVT LTD Demand remittance letter Dated: 30.03.2026..
17.	Joint Director, Agriculture Department, Virudhunagar Roc No. 23/1178/2026,Dated.18.02.2026.
18.	District Officer, Tamil Nadu Fire and Rescue Services, Letter PP NOC No:8264/NOC/NMSB/2026, Dated.26.02.2026.

Fees paid details for Approval

S.No	Description	Amount in Rs	Date
1	Scrutiny fees	23369.00	30.01.2026
2	Centage Charge for Building	3000.00	30.03.2026
3	Infrastructure and Amenities Charges	646720.00	30.03.2026
4	Display Board Charges	1500.00	30.03.2026
5	Centage Charge for Land	900.00	30.03.2026
6	Development Charges for Land	16575.00	30.03.2026
7	Development Charges for Building	5213.00	30.03.2026
8	Shelter Charges	291.00	30.03.2026

Order:

With reference to the 1st Cited letter the Applicant M/S GANESAN PAPERS AND BOARDS PVT LTD has requested for approval of Industrial Building - Virudhunagar District- Kariyapatti Taluk/Panchayat Union-Thulukankulam Panchayat/Village – S.No: 128/1C1 – Site extent of 11011.00 Sq.m(As per Patta), Proposed Construction of Industrial Building (Red Category Manufacturing of Paper) for MS Ganesan paper & Board Private limited Industrial Building of FSI area 3426.15 Sq.m Sq.m - and The Site has been marked as “A to J”

With reference to the letter 1th cited, Demand was issued to the applicant on 30.03.2026.. Applicant remitted the required fees and submitted remittance letter in this office on 30.03.2026..

2. The area statement for the Proposed Construction of Industrial Building (Red Category Manufacturing of Paper) is as below.
Area of Site –11011.00 Sq.m(As per Patta)

Building details: Proposed Construction of Industrial Building (Red Category Manufacturing of Paper)

Floor Details	FSI (Sq.m)	Non FSI Area in (Sq.m)	Total Builtup-Area (Sq.m)
<u>Block -1(Main Building)</u> Area of Ground floor	3052.18	-	3052.18
<u>Block -2(Boiler Shed)</u> Area of Ground floor	111.56	-	111.56
<u>Block -3(Dining)</u> Area of Ground floor	185.93	-	185.93
<u>Block -4(EB Room)</u> Area of Ground floor	30.00	-	30.00
<u>Block -5(Toilet)</u> Area of Ground floor	46.48	-	46.48
Total Area	3426.15	-	3426.15

Total FSI Area - 3426.15 Sq.m
FSI – 0.311 < 2.00

And as per Section 47 of Town and Country Planning Act 1971, **Approval Technical Approval No. SWP/DTCP (VNR) No.18/2026** has been accorded with the following special condition:

Special Conditions

1. As per TAMILNADU COMBINED DEVELOPMENT BUILDING RULES – 2019 Rule No . 41 the OSR Reservation Area of 1107.57 Sq.m has been marked as” 1 to 4.” Shown in the site plan and space reserved should be kept open.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. As per G.O.171, Housing and Urban Development Department, Dated: 30.10.2025, (1)(I)(ii) For Commercial. Industrial and Institutional buildings exceeding 300 square meters Floor Space Index area, a minimum ten percent (10%) of car or two-wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points”.
4. Technical Approval is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and do 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.
5. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
6. 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.
7. The Tamil Nadu Government in G.O. Ms .No 112, Housing and Urban Development Department dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertises, Market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project or Part of it only after registering the Real Estate project with the Real Estate Regulatory Authority.
8. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and Technical Approval. 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 this.
9. According to G.O No 18 Municipal Administration and Water supply Department, 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 and Last Story itself. After completion of the building works completion certificate to obtain from this by the applicant.

10. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
11. As per Tamil Nadu Combined Development and Building Rule 2019 Rule 11. The permission granted by the competent authority shall not mean responsibility or clearance of the following aspects.
 - a. Title or ownership of the site or building
 - b. Easement Rights.
 - c. Structural Reports, Structural Drawing and Structural aspects.
 - d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be shall be responsibility for defects in the design.
 - e. Workmanship, soundness of structure and materials used.
 - f. quality of building services and amenities the construction of building
 - g. other requirements or licenses or clearance required for the site or premises or activity under various other laws.

Condition:

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. As per GO No 341 Municipal Administration and Water Supply Department, dated 03.11.2004 U Trap in the septic tank design to be provided.
8. Fly Ash bricks and Materials to be used Mandatory.
9. As per GO 16 a display board of size 60cm x 120 cm to be erected which shows site details, building details and Panchayat union engineer details at the place of construction.
10. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
11. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
12. 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.
13. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by BDO, Kariyapatti Panchayat Union if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
14. Government Registered Electrical Contractor must be employed for wiring works during construction.

15.Fire rescue equipment should be provided as per Rules.

16. 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 Panchayat Union details at the place of construction.

Encl: Building Plan Map

Deputy Director
District Town and Country Planning Office
Virudhunagar District.

To:

Special Officer/Block Development Officer ,
Kariyapatti Panchayat Union,
Kariyapatti taluk
Virudhunagar District

Copy To:

Mr. MS GANESAN PAPERS AND BOARDS PVT LTD
Arunachalam Street-Puthur New colony,
SS colony-
Madurai-625016.



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.

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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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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



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Services we run
for you
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The LandLens
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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

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Verified RealEstate
3/350/2 Mettukuppam,
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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.

