PP 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.

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PROCEEDINGS OF THE DEPUTY DIRECTOR

UNAGAR DISTRICT TOWN AND COUNTRY PLANNING OFFICE

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

Online Building Plan Application – Technical Approval

tion Number : SWP/BPA/907807/2026 **Date:09.09.2026**

Subject: Industrial Building – District Town and Country Planning Office – Virudhunagar District – Aruppukottai Taluk / Panchayat Union – Kovilangulam Village & Panchayat – S.F. No. 136/2 – Site extent of 4600.00 Sq.m – Proposed Construction of Industrial Building (White Category–Engineering and fabrication units (dry process without any heat treatment / metal surface finishing operations / painting)) with total FSI Area of 795.89 Sq.m – Technical Approval issued – Forwarded for further action – Regarding.

Reference:

1.	Applicant M/s The Director Sri Ramji Infra Private Limited Online Application No. SWP/BPA/907807/2026, Dated:02.08.2026.
2.	Deputy Director, Virudhunagar District Town and country Planning office,Inspection Report of Online Application No. SWP/BPA/907807/2026 Dated:04.08.2026
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: 01.09.2028.
16.	Applicant M/s The Director Sri Ramji Infra Private Limited Demand remittance letter Dated: 07.09.2026..
17.	Joint Director, Agriculture Department, Virudhunagar, Letter Roc No. A3/9248/2026, Dated: 06.08.2026.
18.	District Officer, Tamil Nadu Fire and Rescue Services, Virudhunagar District, PP NOC No. 11829/NOC/NMSB/2026, Dated: 20.08.2026.

19.	Block Development Officer (V.P), Aruppukottai Panchayat Union Office, Road Maintenance Certificate Letter,Roc No: A4/2073/2026 Dated:06.08.2026

Fees paid details for Approval

S.No	Description	Amount in Rs	Date
1	Scrutiny fees	8153.00	02.08.2026
2	Centage Charge for Building	1500.00	07.09.2026
3	Infrastructure and Amenities Charges	152280.00	07.09.2026
4	Display Board Charges	1500.00	07.09.2026
5	Centage Charge for Land	600.00	07.09.2026
6	Development Charges for Land	6975.00	07.09.2026
7	Development Charges for Building	1268.00	07.09.2026

Order:

With reference to the 1st Cited letter the Applicant M/s The Director Sri Ramji Infra Private Limited has requested approval for the proposed construction of an Industrial Building -White Category –Engineering and fabrication units (dry process without any heat treatment / metal surface finishing operations / painting) at Virudhunagar District, Aruppukottai Taluk & Panchayat Union, Kovilangulam Village & Panchayat, S.F. No. 136/2, with a total site extent of 4600.00 Sq.m and FSI area of 795.89 Sq.m. and The Site has been marked as "**A to D**"

With reference to the letter 15th cited, Demand was issued to the applicant on 01.09.2026. Applicant remitted the required fees and submitted remittance letter in this office on 07.09.2026.

2. The area statement for the Proposed Construction of Industrial Building (White Category –Engineering and fabrication units (dry process without any heat treatment / metal surface finishing operations / painting)) is as below.

Area of Site –4600.00 Sq.m

Building details: Proposed Construction of Industrial Building (White Category – Engineering and fabrication units (dry process without any heat treatment / metal surface finishing operations / painting)**)**

Block	Floor Details	FSI (Sqm)	Non FSI Area in (Sq.m)	Total Builtup-Area (Sq.m)
Block -1 (Main Building)	Area of Ground floor	743.27	-	743.27
Block -2 (Toilet Building)	Area of Ground floor	28.62	-	28.62
Block -3 EB Room	Area of Ground floor	24.00	-	24.00
	Total Area	**795.89**	**-**	**795.89**

Total FSI Area - 795.89 Sq.m

FSI – 0.17 < 2.00

And as per Section 47 of Town and Country Planning Act 1971, **Approval Technical Approval No. SWP/DTCP (VNR) No.44/2026** 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 460.80 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. 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 மனையிடத்திற்கான சந்தை நில மதிப்பீட்டுத் தொகையில் 3% (3 விழுக்காடு) தொகையினை மனுதாரரிடமிருந்து கீழ்கண்ட 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)

12. 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, Aruppukottai 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 ,
Kovilangulam Village Panchayat,
Aruppukottai Panchayat Union,
Virudhunagar District

Copy To:
M/s The Director Sri Ramji Infra Private Limited,
Old No. 103, New No. 93-A, Deva Tex Colony,
Ganesh Nagar, Aruppukottai,
Virudhunagar – 626 101.

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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 suite
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Verified RealEstate™

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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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.