Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Proceedings of Assistant Director/Member Secretary (i/c),
District Town and Country Planning Office, Salem District
Present.Thiru.K.J.Ramprasath B.Tech., M.Plan.,

Application No. SWP/BPA/503642/2025 **Date :15.05.2025**

Sir,

Sub: Non High Rise Residential Apartment Building – District Town and Country Planning – Salem Local Planning Area – Salem District – Salem City Municipal Corporation – Salem West Taluk – (Old S.F.No.229/1A pt, 229/1B pt, 234/2A3) New Ward.A, Block No.42 –T.S.No.15/19, 15/20, 15/28, 15/29 – Amalgamation of Plot Nos. 15pt (South), 16 pt (South), 17, 18 pt (North) in Approved Layout No.LP/DTCP No.602/97 – Site extent of 992.82 sq.m – Built up area of 3210.84 sq.m – Proposed Construction of Residential Apartment Building with Stilt + 5 Floors having 23 Dwelling Units – Planning Permission – issued - Regarding.

Ref:
1. Applicant Mrs.Vennila, Salem District, their online Application No. SWP/BPA/503642/2025, Dated.17.04.2025.
2. G.O.86, Housing and Urban Development Department, dated 28.03.2012.
3. G.O.85, Housing and Urban Development Department, dated 16.05.2017.
4. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020.
5. Circular from the Commissioner of Town and Country Planning, Roc no.7486/2009/PA2 dated 16.04.2009.
6. Circular from the Commissioner of Town and Country Planning, Roc no.21075/2009/PA1 dated 27.06.2012.
7. Circular from the Commissioner of Town and Country Planning, Roc no.12201/2017/PA1 dated 22.09.2017.
8. Circular from the Commissioner of Town and Country Planning, Roc no.14227/2017/Special Cell dated 14.12.2017.
9. G.O.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration).
10. Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell dated 31.05.2018.
11. G.O.53, Housing and Urban Development Department, dated 16.04.2018.
12. G.O.138, Housing and Urban Development Department, dated 04.06.2004.

13. G.O.01, Housing and Urban Development Department, dated 05.01.2021.
14. Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/PA2 dated 05.02.2020.
15. G.O.105, Housing and Urban Development Department, dated 22.03.2005.
16. Principal Secretary, Housing and Urban Development Department Roc no.8449/UD4(3)/2020-2 dated 23.09.2020.
17. Demand payment Request letter dated.12.05.2025.
18. Applicant Mrs.Vennila, Salem District, their Demand Remittance letter dated 14.02.2025.

--------x---------

With reference to the 1st cited above, the Applicant has applied for approval of the Residential Apartment Building in Salem District, Salem City Municipal Corporation, Salem West Taluk, (Old S.F.No.229/1A pt, 229/1B pt, 234/2A3) New Ward.A, Block No.42, T.S.No.15/19, 15/20, 15/28, 15/29, Amalgamation of Plot Nos. 15pt (South), 16 pt (South), 17, 18 pt (North) in Approved Layout No.LP/DTCP No.602/97, Site extent of 992.82 sq.m, Built up area of 3210.84 sq.m.

The Planning Permission for the above Residential Apartment Building site has been marked as "A to D" and Site approval issued vide SWP/DTCP/SALEM/Site Approval No.156/2025

The Proposed Residential Apartment Building area details are as follows

Floor Details	Total Build Up Area (Sqm)	Deduction	FSI Area in (Sq.m)	Non FSI Area (Sq.m)	Uses and No. of dwelling units
Stilt Floor	575.46	-	32.13	543.33	Parking and Electrical Room
First Floor	575.46	9.51	565.95	-	05 Dwellings
Second Floor	575.46	9.51	565.95	-	05 Dwellings
Third Floor	569.13	13.50	555.63	-	05 Dwellings
Fourth Floor	494.37	9.51	484.86	-	04 Dwellings
Fifth Floor	395.77	18.97	376.80	-	04 Dwellings
Head room and Lift machine area	25.19	-	-	25.19	-
Total	**3210.84**	**61.00**	**2581.32**	**568.52**	**23 Dwellings**

Floor Space Index – 2.599
FSI area – 2581.32 Sq.m.
Premium FSI – 0.599

With the above mentioned area for the Proposed Residential Apartment Building Planning Permission Issued with following mentioned Special and General Conditions. The Residential Apartment Building Plan Numbered as **Planning Permission No.59/2025 from 15-05-2025 to 14-05-2033 (8 Years)**

SPECIAL CONDITIONS

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations
2. Conditions mentioned in the No Objection certificates obtained from the central and state Govt Departments must be followed scrupulously
3. Planning Permission 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. Planning Permission is issued subject to the condition that the applicant / developer and also the Architect / Licensed Surveyor 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
4. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the water Act 1974 for discharge of sewage
5. According to the Circular No.12544/14/CB dated: 04.07.2014 stating that, The Director 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 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
6. "The Provisions in the G.O (MS) No. 17. H&UD [UD4(3)], Department, Dated:05.02.2016 relating to installation and use of solar energy system, should be followed
7. If any court case would be pending with reference to this proposal, the issued Planning permission would be treated as INVALID/ null & void
8. Building to be Used Strictly as per mentioned purpose in Approved Building Plan

GENERAL CONDITIONS

1. The Planning permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 49)
2. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant

3. Rain water Harvesting should be provided as per the direction mentioned in GO 18, Department of Municipal Administration and Water Supply Dated:04.02.2019 and also provide Necessary Fire Resistance Equipment's in the proposed Building
4. 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
5. Fly Ash bricks and Materials to be used Mandatory
6. Setbacks and Vehicle parking should be retained as per Approval Drawing
7. As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided
8. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent from the TNPCB
9. No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained
10. Mosquito netting to be provided at OHT and well
11. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at the applicant's own cost and also provide Necessary Fire Resistance equipment in the proposed Building
12. As per GO 16, a display board of size 60cm x 120cm to be erected which shows site details, building details and Registered professionals details at the place of construction
13. Parking area to be utilized only for parking purpose mentioned as per approved drawing
14. Government Registered Electrical Contractor must be employed for wiring works during construction
15. Seismic Resistance Procedure to be Followed
16. Provide Sufficient Fire Resistance and Fire equipment in proposed Building
17. Approved order and drawing copies to be handover to buyer by the owner at the time of sale
18. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by Commissioner, Salem City Municipal Corporation, if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.
19. The Applicants/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
20. As per Tamil Nadu Combined Building Development Rules, 2019 the following conditions to be follow

    (i)When the construction reached at plinth level the applicant should apply for CCC and after getting CCC when the construction completed all civil works then have to apply for completion certificate. The applicant or buyer or a worker or any other person shall not occupy the building without valid completion certificate from Salem District Town and Country Planning.

    (ii) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall not put the building to use without obtaining Completion Certificate from the Assistant Director, Salem District Town and Country Planning.

    (iii) a) Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical

Clearance is issued, shall submit the application along with the plan showing the Site Boundary, dimension of the building and the setback on all around and the plan must be authenticated by the applicant and Architect/Structural Engineer/Licensed Surveyor for the issue of Construction Continuance Certificate (CCC)

b) Also, the Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with a drawing/plan showing the actual Construction made at site when the construction is completed without any requirement of further civil works for the issue of Completion Certificate (CC)

(iv) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall comply and other condition/directions stipulated in the operational guidelines issued/subsequently to be issued by the DTCP

The following fee and charges are collected as follows

Sl. No.	**Fees Details**	**Charges collected (Rs./Date)**
1	Scrutiny Charge	7,848.00/- dated 17.04.2025
2	Centage Charge for Land	1,800.00/- dated 14.05.2025
3	Centage Charge for Building	28,000.00/- dated 14.05.2025
4	Infrastructure and Amenities Charges	4,87,860.00/- dated 14.05.2025
5	CC Charges	34,657.00/- dated 14.05.2025
6	Security Deposit Charges	2,43,930.00/- dated 14.05.2025
7	Display Board Charges	1,500.0/- dated 14.05.2025
8	Development Charges for Land	2000.0/- dated 14.05.2025
9	Development Charges for Building	16,100.00/- dated 14.05.2025
10	Premium FSI Charges	52,93,970.0/- dated. 14.05.2025

E-Signed
Assistant Director/Member Secretary(i/c),
District Town and country planning,
Salem Local Planning Authority,
Salem District.

Enclosure

Original Map and Condition - 2 sets

To

The Commissioner,
Salem City Municipal Corporation,
Salem District.

Copy to

1. Mrs.Vennila,
   178/5C, Meenatchi Nagar ,
   TVS Colony,
   Hasthampatty, Salem 636007. — 1Set

2. Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008. } 1set

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

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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

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.