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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/390728/2024 Date:04.02.2025

Sir/Madam

Sub: Non High Rise Residential Apartment Building – Office of the Salem District Town and Country Planning – Salem Local Planning Authority – Salem District – Salem West Taluk – Salem City Municipal Corporation – Suramangalam , Bodinayakkanpatti Village – Ward –U - Block-14 - T.S.No. 22, 23, 24/1, 25/1 & 26 – Site area of 2394.10 sq.m. - FSI area of Proposed Residential Apartment Building – 6631.97 Sq.m. (71385.93 Sq.ft) – Technical Concurrence issued by Director of Town and Country Planning, Chennai – Planning Permission issued – Forwarded for further action - Regarding.

Ref:
1. Applicant M/s.Chona Builders its Proprietor Mr. P.R.Ganesan, Salem District, Online Application Reference No. SWP/BPA/390728/2024, Received Dated: 09.11.2024.
2. Assistant Director, Salem District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/390728/2024, Dated: 19.11.2024.
3. Proceedings of Director of Town and Country Planning Roc.No.SWP/BPA/390728/2024/TCP-4, dated:16.12.2024.
4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017
6. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O.No.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. No.54, Housing and Urban Development Department, Dated: 12.03.2020
10. G.O. No.01, Housing and Urban Development Department, Dated: 02.01.2023
11. . Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
12. . Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
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. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
16. Demand payment Request letter dated: 20.12.2024 & 23.12.2024.
17. Applicant M/s.Chona Builders its Proprietor Mr. P.R.Ganesan, Salem District, Demand Remittance letter dated:21.12.2024 & 30.01.2025.

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Order

1. Vide the online application 1st cited, in the reference applicants have applied for the approval of Salem District, Salem West Taluk, Salem City Municipal Corporation, Suramangalam , Bodinayakkanpatti Village, Ward – U, Block-14, T.S.No. 22, 23, 24/1, 25/1 & 26, Site area of 2394.10 sq.m., FSI area of Proposed Residential Apartment Building having 6631.97 Sq.m. (71385.93 Sq.ft). After scrutiny the same was forwarded to Director of Town and Country Planning, Chennai online for concurrence on 19.11.2024.

   In continuation to that, with reference to the letter 3rd cited, Technical concurrence for the Residential Building has been issued by the Director of Town and Country Planning Chennai vide proceedings Roc.No. SWP/BPA/390728/2024/TCP4, dated.16.12.2024. The Boundary of the site has been marked as "A to Q" and the Technical Concurrence was issued under section 49 of Town and Country Planning Act 1971, for the above proposal and numbered as B.P/DTCP No.602/2024.

2. The Technical Clearance for the above said Residential Building site has been marked as “A to Q” and Site approval Issued Vide SWP/DTCP/SALEM/Site Approval No.34 / 2025.

The area statement for the Proposed Residential Apartment Building is as below.

As Per Patta / TLSR - 2394.10 Sq.m.
As per Document - 2393.88 Sq.m.
Super Imposed Plot Area - 2370.10 Sq.m.

Description	**FSI Area in Sq.m**	**Non-FSI Area in Sq.m.**	**Deduction Sq.m**	**Total Built- up area in Sq.m.**	**Uses and No. of dwelling units**
Stilt Floor	37.42	1222.94	-	1260.36	Parking and Electrical Room
First Floor	1318.91	-	59.97	1318.91	10 Dwellings
Second Floor	1318.91	-	59.97	1318.91	10 Dwellings
Third Floor	1318.91	-	59.97	1318.91	10 Dwellings
Fourth Floor	1318.91	-	59.97	1318.91	10 Dwellings
Fifth Floor	1318.91	-	59.97	1318.91	10 Dwellings
Terrace Floor	-	76.97	-	76.97	-
Total	**6631.97**	**1299.91**	**299.85**	**7931.88**	**50 Dwellings**

Total Floor Space Index – 6631.97 Sq.m
FSI - 2.8 (Including Premium FSI)

With the above Area, the Residential Apartment Building Planning Permission issued with Special and General Conditions. Residential Apartment Building Plan Numbered as **Planning Permission No.12 / 2025 from 04-02-2025 to 03-02-2033 (8 Years)**

The Planning Permission issued with the following Special and General Conditions:-

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. "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 & Act 2016, The promoter has to advertise, 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. If any court case would be pending with reference to this proposal, the Planning permission would be treated as INVALID
9. Building to be Used Strictly as per mentioned purpose in Approved Building Plan

GENERAL CONDITIONS

1. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant
2. 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
3. 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
4. Fly Ash bricks and Materials to be used Mandatory
5. Setbacks and Vehicle parking should be retained as per Approval Drawing
6. As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided
7. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent by the TNPCB
8. No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained
9. Mosquito netting to be provided at OHT and well
10. 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
11. As per GO 16 a display board of size 60cm x 120cm to be erected which shows site details, building details and corporation engineer details at the place of construction
12. Parking area to be utilized only for parking purpose mentioned as per approved drawing
13. Government Registered electrical Contractor must be employed for wiring works during construction
14. Seismic Resistance Procedure to be Follow
15. Provide Sufficient Fire Resistance and Fire equipment in proposed Building
16. Approved order and drawing copies to be handover to buyer by the owner at the time of sale
17. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by The Commissioner, Salem City Municipal Corporation of the Local Body, if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.

18. 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
19. As per Tamil Nadu Combined Development Building Rules 2019, Rule No.20 to be follow
    i. When the construction reached at plinth level the applicant should apply for CCC after getting CCC when the construction completed civil works then 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 Assistant Director, District Town and Country Planning, Salem District.
    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, District Town and Country Planning, Salem District.
    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	19,431.00/- dated 09.11.2024
2	OSR Fees	18,02,568.00/- dated 21.12.2024
3	Centage Charge for Land	1,800.0/- dated 30.01.2025
4	Centage Charge for Building	65,000.0/- dated 30.01.2025
5	Infrastructure and Amenities Charges	12,66,287.00/- dated 30.01.2025
6	CC Charges	85,373.00/- dated 30.01.2025
7	Security Deposit Charges	6,23,408.00/- dated 30.01.2025
8	Display Board Charges	1,500.0/- dated 30.01.2025
9	Shelter Charges	3,01,638.00/- dated 30.01.2025
10	Premium FSI Charges	69,83,750.00/- dated 30.01.2025
11	Development Charges for Land	4,790.00/- dated 30.01.2025
12	Development Charges for Building	39,660.00/- dated 30.01.2025

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. M/s.Chona Builders its Proprietor Mr. P.R.Ganesan,
   Door No.304/1, Sona Nagar, Alagapuram Pudur,
   Periyaputhur Fairlands, Salem – 636016. — 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

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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
- 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.