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DIGITALLY VERIFIED RECORD

PROCEEDINGS OF THE ASSISTANT DIRECTOR,
DISTRICT TOWN AND COUNTRY PLANNING OFFICE, NAMAKKAL
PRESENT: R. PREETHKUMAR B.E.,
ASSISTANT DIRECTOR
ONLINE BUILDING PLAN APPLICATION –
TECHNICAL CONCURRENCE

Application No:SWP/BPA/483786/2025 Dated:22.05.2025

Sir/Madam,

Subject:

Residential Building –District Town and Country Planning Office – Namakkal District– Namakkal Taluk – Namakkal Corporation - Periapatti Village in S.F. Nos. 16/3B, 79/1 and 79/2 – in approved layout site extent of 6.110 Acres approved layout L.P. /DTCP No.46/2024 – Plot No 1-5 and 22-26 are amalgamated and S.F.No. 79/2A1D – Site Area 1974.00 sqm – FSI Area of Proposed Residential Building (Stilt+ 5 floors) – 5071.50 sqm (54589.62 Sq.ft) – Technical Concurrence issued – Forwarded for further action – Reg.

Ref:

1. Applicant M/s.AURA POWER Private Limited Rep. by its ManagingDirector, Mr.S.Arvindhan , Namakkal District Online Application Reference No. SWP/BPA/483786/2025. Received Dated: 04.04.2025
2. Assistant Director, Namakkal District Town and Country Planning, Inspection Report of online application no. SWP/BPA/483786/2025., Dated: 24.03.2025
3. Proceedings of the Director of Town and Country Planning, Chennai vide ROC.No. SWP/BPA/483786/2025 dated 12.05.2025 (Technical Concurrence issued).
4. Circular from the Director of Town and Country Planning, Chennai letter ROC.No. 4367/2019/BA2 dated. 05.02.2020, 14.08.2021& 11.10.2024.
5. Circular from the Director of Town and Country Planning, Chennai letter ROC.No.7963/2022/K2 dated.11.10.2021 & 11.04.2023.
6. Circular from the Director of Town and Country Planning, Chennai letter ROC.No.19093/2022-TCP5 dated. 20.04.2023.
7. Circular from the Director of Town and Country Planning, Chennai letter ROC.No.9611/2023-TCP5 dated. 25.04.2023.

8. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2024.
9. G.O.Ms.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
10. G.O.Ms.No.85, Housing and Urban Development Department, Dated: 16.05.2017
11. G.O.Ms.No.1, Housing and Urban Development Department, Dated: 05.01.2021
12. G.O.Ms.No.53, Housing and Urban Development Department, Dated: 16.04.2018.
13. G.O.Ms.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019
14. G.O.Ms.No.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
15. G.O.Ms.No.51, Department of Municipal Administration and Water Supply, Dated:11.05.2020
16. G.O.Ms.No.69, Housing and Urban Development Department, Dated: 11.03.2024
17. G.O.Ms.No.70, Housing and Urban Development Department, Dated: 11.03.2024
18. G.O.Ms.No.54, Housing and Urban Development Department, Dated: 12.03.2020
19. G.O.Ms.No.01, Housing and Urban Development Department, Dated: 02.01.2023.
20. G.O.Ms.No.79, Housing and Urban Development Department, Dated: 04.05.2017.
21. Circular from the Director of Town and Country Planning, Chennai Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
22. Circular from the Director of Town and Country Planning, Chennai Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
23. Circular from the Director of Town and Country Planning, Chennai Letter Roc No. 14227/2017/CP, Dated: 14.12.2017.
24. Circular from the Director of Town and Country Planning, Chennai Letter Roc No. 14227/2017/CP, Dated: 14.12.2017.

25. Circular from the Director of Town and Country Planning, Chennai Letter Roc No. 9611/2023/TCP5, Dated: 25.04.2023.
26. Joint Director, Agricultural Department, Namakkal District, Letter K.Dis. No. E4/17650/2024, Dated:07.02.2024
27. Online Application No. 8VEGASA/2024/TCP4 dated 20.06.2024 (Layout Approval LP/DTCP No. 46/2024)
28. This Office Online Demand Payment Request Letter, Dated: 12.05.2025 (Centage Charges, CC Charges &Shelter Fund etc)
29. Applicant M/s.AURA POWER Private Limited Rep. by its Managing Director, Mr.S.Arvindhan Namakkal District vide Online Application Ref No: SWP/BPA/483786/2025..Demand Remittance payment receipt received , Dated.17.05.2025.

With reference to the 1st Cited letter, Applicant M/s.AURA POWER Private Limited Rep. by its Managing Director, Mr.S.Arvindhan Namakkal District, has requested Plan Approval for the Proposed Construction of Residential building (Stilt + 5 Floors) in S.F. Nos. 16/3B, 79/1 and 79/2 – in approved layout site extent of 6.110 Acres approved layout L.P. /DTCP No.46/2024 – Plot No 1-5 and 22-26 are amalgamated and S.F.No. 79/2A1Din Periapatti Village, Namakkal Taluk , Namakkal Corporation having Site Area 1974.00 sqm ; FSI Area of Proposed Residential Building 5071.50 sqm (54589.62 Sq.ft).

The Assistant Director of District Town and Country Planning office, Namakkal had forwarded the proposal along with site inspection remarks, recommendations to the Director of Town and Country Planning Chennai vide reference 2nd cited above for Technical Concurrence.

In continuation to that, with reference to the letter 3rd cited above, the Technical Concurrence for the Proposed Residential building has been issued by the Director of Town and Country Planning Chennai on 12.05.2025 under the following special and General Conditions.

With reference to the letter 29th cited above, the demand was raised against the applicant on 12.05.2025. Applicant remitted the required fees & submitted the online payment remittance receipt on 17.05.2025.

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

Area of Site:

As per Patta /TSLR - 1974. 00Sq.m

As per Document - 1974.00 Sq.m.

super Imposed site area - 1954.70 Sq.m.

Proposed Residential Building area:

Sl. No	Description	FSI Area in (Sq.m)	Non-FSI Area in (Sq.m)	Total Built- up area in (Sq.m)	No of Dwelling
1	Stilt Floor	57.50	1102.70	1160.20	Parking , Electrical Room and Drivers Toilet
2	First Floor	1127.70	6.50	1134.20	Flat A1-A8 – 8 Nos and Meeting Hall
3	Second Floor	1127.70	6.50	1134.20	Flat A1-A8 – 8 Nos Indoor games and Gym
4	Third Floor	999.30	6.50	1005.80	Flat A1-A8 – 8 Nos
5	Fourth Floor	999.30	6.50	1005.80	Flat A1-A8 – 8 Nos
6	Fifth Floor	760.00	6.50	766.50	Flat A1-A8 – 6 Nos
7	Terrace Floor	-	94.20	94.20	-
	Total	**5071.50**	**1229.40**	**6300.90**	**38 Nos**

Total FSI Area = 5071.50 Sq.m (54589.62 Sq.ft.)

FSI = 2.59 (Including Premium FSI)

With reference to the letter 3rd cited, the boundary of the site has been earmarked as '**A 'to 'F** '& Technical Concurrence is issued under section 47-A of Town and Country Planning Act , 1971 & numbered as **B.P/DTCP.No. 241/2025** with the following Special and General conditions .

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled 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 Surveyors andthe 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. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. 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.

   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.

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 TamilNadu Government in G.O.Ms.No.112, Housing and Urban Development Department dated 22.06.2017 have approved the TamilNadu Real Estate (Regulation and Development) Act, 2016 , the Promotor has to advertise , Market , book sell or offer for sale or invite perosns to purchase in ay 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 Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.

8. According to G.O No 18, Municipal Administration and Water Supply Department, dated 04-02-2019 Construction Continuance Certificate should be obtained from this office for the planning permission approved building at the time of Plinth Level and Last Storey itself. After Completion of the building works Completion Certificate to be obtained from this office by the applicant.

General Conditions:

1. According to section 79 of the Town and Country Planning Act 1971 (Act 35 of 1972) Any Person aggrieved by any decision or order of the planning Authority/Competent Authority under Section 49/47A of Sub Section (1) of Section 54 may appeal to the Director/The Government within two months from the date of on Which the Decision or order was Communicated.
2. Solar water heating system to be provided to the proposed building. Solar photo voltaic panels have to be erected at the 1/3 portion of total terrace area.
3. Parking area to be utilized only for parking purpose mentioned as per approved drawing. 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. A Display Board of size 60cm x 120 cm to be erected which shows Site details, Building details and Municipality Engineer details at the place of construction.
10. In case the documents submitted for approval found fake/false 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 **The Commissioner, Namakkal**

Corporation, Namakkal District 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.

The applicant remitted the required fees given below for the Proposed Residential building as follows;

S.No	Fees & Charges	Fees Remitted by the Applicant on 17.05.2025
1	Scrutiny Fees	Rs.15563/-
2	Centage Charges for Building	Rs.45000/-
3	Centage Charge for Land	Rs.3000/-
4	Infrastructure and Amenities Charges	Rs.953536/-
5	Development Charge for Building	Rs.63000/-
6	Development Charge for Land	Rs.7896/-
7	Security Deposit	Rs.476768/-
8	Completion Certificate Charges	Rs.67807/-
9	Shelter Charges	Rs.22792/-
10	Display Board Charges	Rs.1500/-
11	Premium FSI Charges	Rs. 5,80,000/-

Hence, for the proposed Residential Building (Stilt + 5 Floors) in S.F. Nos. 16/3B, 79/1 and 79/2 – in approved layout site extent of 6.110 Acres (approved layout L.P. /DTCP No.46/2024) – Plot No 1-5 and 22-26 are amalgamated and S.F.No. 79/2A1D in Periapatti Village, Namakkal Taluk , Namakkal Corporation, Technical Concurrence is issued as per section 47A of Town and Country Planning Act, 1971 vide **BP/DTCP.No.241/2025** .

Enclosure:
Building Plan Map-1 Copy

e-Sign
Assistant Director,
District Town & Country Planning Office,
Namakkal.

To

The Commissioner,
Namakkal Corporation,
Namakkal District.

Copy To:

1. M/s.AURA POWER Private Limited,
Rep. by its Managing Director,
Mr.S.Aravindhan,
S.F.Nos. 322/1B , 378/2B
Kurunthamadam village
Aruppukottai Taluk.
Virudhunagar District – 626 114.

2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II,
1st Floor, Gandhi Irwin Bridge Road,
Egmore,
Chennai-600 008.

Signature valid
Signed by: Assistant Director
Location:Namakkal
Date:2025.05.22 11:39:02



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.