PP APPROVAL RECORD

Planning Permission

Survey 201/1R1C and 2 more

Dharmapuri

Tiruchirappalli district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

PURPOSE
Commercial

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.

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 2/28/23 1:49 PM

From:

Joint Director / Deputy Director / Assistant

Kajamalai Main Road,
Kajamalai,
Tiruchirappalli – 620 023.

TO:

Mrs.Cecilia Edel Priya,
24-A, MAHALAKSHMI NAGAR,
K.K.NAGAR, Tiruchirappalli - 620021

Online Application Number: SWP/BPA/004410/2022

Submitted Date : -

Sir,

Subject: Commercial Building - District Town and country Planning Office -- Navalpattu NTDA, Tiruchirappalli District – Thiruverumbur Panchayat Union/Taluk- Keelakuruchi Village / Panchayat of S.F.Nos: 201/1R1C,1R1B1& 1Q1B (Plot No.C-5 Part in Approved Layout L.P(R)/NTDA No.1/2020) with an Site extent of 2415.487 Sq.m- Proposed Construction of Commercial Building(Business office) with FSI Area of 7205.05 Sq.m - Technical concurrence received - Planning Permission Order issued - reg.

Reference:
1. Applicant Mrs.Cecilia Edel Priya, Application Reference No. SWP/BPA/004410/2022 Received Dated: 06.12.2022.Scrutiny Reference –LIMN8PPT.
2. This office Demand Raised letter dated:08.02 .2023.
3. Date of receipt of payment from Applicant 17.02.2023.
4. G.O.No.138, Department of Housing and Urban Development Dated 04.6.2004.
5. G.O.No. 86 Housing and Urban Development Department Dated 28.03.2012
6. G.O.No. 85, Housing and Urban Development Department Dated 16.05.2017
7. G.O.No.1, Department of Housing and Urban Development Date 05.01.2021
8. G.O.No.18, and 16 Municipal Administration and Water Supply Department Dated 4.2.2019 and 31.01.2020
9. Circular of Commissioner of DTCP, Chennai NO.4367/2019 PA2 dated 7.3.2019 and 14.3.2019
10. Circular of Commissioner of DTCP, Chennai NO.7486/2009 PA2 dated 16.04.2009
11. Circular of Commissioner of DTCP, Chennai NO.21075/2009/PA1 dated 27.06.2012
12. Circular of Commissioner of DTCP, Chennai NO.12201/2017/PA1 dated 22.09.2017
13. Circular of Commissioner of DTCP, Chennai N.K.No.14227/2017/ CP dated 14.12.2017
14. Circular of Commissioner of DTCP, Chennai Letter Na.Ka. No. : 4367/2019/ BA2, Dated : 06.11.2019 and 14.08.2021
15. Director of DTCP, Chennai, Power Delegation Circular ROC No. 7963/2022/K1, dt.23.04.2022
16. G.O.No.19, Department of Housing and Urban Development UD4(1)Date 02.03.2022.
17. Director of DTCP, Chennai, Technical concurrence issued(B.P/DTCP No: 22 /2023),dated.01.02.2023

Body of the letter:

ORDER:

With reference to the 1st Cited letter, applicant has requested for the approval of Commercial building(Business office) at Navalpattu NTDA, Tiruchirappalli District, Thiruverumbur Panchayat union/Taluk, Keelakuruchi Pancayat/ Village of S.F.Nos: 201/1R1C,1R1B1,1Q1B (Plot No.C-5 Part)in Approved layout L.P(R)/NTDA No.1/2020) with an site extent of 2415.487 sq.m. with an FSI Area of 7205.05 Sqm. With reference to the 17 th Cited letter in the site has been issued Technical Concurrence and numbered as B.P/DTCP No: 22 /2023. This Technical Concurrence issued in accordance with Tamil Nadu Town and Country Planning Act 1971(Section 49). In the continuation the site is approved in the site plan earmarked as “ABCD” and Planning Permission No: PP/JD-DTCP(TD).No: 38/2023.

Details of the proposed building are as follows

Area of Site - 2415.487 Sqm

Building details

S. No	Description	Non FSI Area(Sq.m)	FSI Area(in Sq.M)	Total Buildup Area (Sqm)
1.	Semi Basement Floor	1758.08	-	1758.08
2.	Stilt Floor	1291.08	341.53	1632.61
3.	First Floor	-	1715.88	1715.88
4.	Second Floor	-	1715.88	1715.88
5.	Third Floor	-	1715.88	1715.88
6.	Fourth Floor	-	1715.88	1715.88
7.	Head Room	101.88	-	101.88
Total Floor Area		3151.04	7205.05	10356.09

Total FSI Area – 7205.05 /2415.487

FSI - 2.983

Premium FSI - 0.983

The planning permit valid for 8 years Expires on -27.02.2031

Special Conditions:

1. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rule made there under and does 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 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.
2. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
3. All the mentioned conditions must be followed as per the State and Central Government on their clearance certificate
4. “Town and Country planning Department gives technical clearance /planning permission based on the document (Sale Deed, lease deed, bond, grant, public authority deed and so on). and revenue records furnished by the applicant, checking only the applicant entitled to development. Not conforming the ownership of the property. The purchaser should check the ownership of the property should be confirmed separately, and if any other individual claims over it can be resolved before a court of competent jurisdiction. Town and Country planning Department is not the appropriate body to decide this.
5. The approved drawing copy will be kept in constructions site visible to the general public in display board as per Tamil Nadu Combined Development and Building Rules -2019.
6. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department dated 22.6.2017 have approved the Tamil Nadu Real Estate (Regulation and Development) 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

7. The building must use for same purpose for which the approval obtained. If used other than the approved use, the planning permission deemed to be cancelled, action will be initiate under 56 and 57 of Town and Country Planning Act -1971 without prior notice, considered as unauthorized construction.

Conditions

1. Solar Water heating system should be provided in the proposed building.
2. Parking area as intended in the drawing should be used for same purpose.
3. The open areas shown on the drawing should be kept open as on.
4. No deviation permitted in the building contrary to the currently approved drawing,If making any changes Prior permission of this authority should obtained.
5. Rainwater harvesting facilities to be implemented in the building as shown in the approved drawing as per G.O No.18, and 16, Municipal Administration and Water Supply Department Dated. 04.02.2019 and 31.01.2020.
6. Sewage from the proposed building through private vehicles Evacuation, Protected drinking water facility for beneficiaries and others Water facility as required should be done by the petitioner at his own cost.
7. Mosquito repellent should be installed for drinking water overhead tank and well located in the site.
8. Fire extinguishers should be installed as required by law in the proposed construction.
9. “U” trap should be provided in septic tank as per G.O.No.341, Municipal Administration and Water Supply (N.N.1) Department. Dated: 3.11.04.
10. Fly ash bricks and materials should be used for construction as per notification of Environment and Forest Department
11. Prior permission should be obtained for Sewage evacuation under section 25 of the Tamil Nadu Pollution Control Board Act 1974.
12. As per G.O.No.17, Department of Housing and Urban Development dated 5.2.2016-Solar Photo Voltaic Panels must be provided in 1/3 area of the Terrace floor, at the rate minimum10Sq.m for 1K.W
13. As per G.O.No.79, Department of Housing and Urban Development dated 4.5.2017 in non-planning Area has been requested to collect Rs.1000 as scrutiny fees for each plot. And under rule No:9 concerned local body should collect the 3% market Value for Land Conversion Charges before issuing the final Approval

Head of Account
0217 Urban development – 60, Other development Schemes – 800
Other Receipts – AS Receipts under Land use Conversion Charges – 227
Non taxation fees – 09 Collections, - (DPC: 0217-60-800-AS-22709)

The following fees are paid by the Applicant to the appropriate Government account head

1. Scrutiny Fee - Rs.24336.00, Dt: 12.12.2022
2. Centage Charge for Land - Rs.300.00, Dt: 17.02.2023
3. Centage Charge for Building- Rs.8200.00, Dt: 17.02.2023
4. Infrastructure and Amenities Charge- Rs. 1355480.00, Dt: 17.02.2023
5. Security Deposit- Rs. 677740.00, Dt: 17.02.2023
6. Completion Certificate Charge- Rs. 111505.00 Dt: 17.02.2023
7. Display Board Charge- Rs. 1500.00, Dt: 17.02.2023
8. Development Charge for Land - Rs. 7248.00, Dt: 17.02.2023
9. Development Charge for Building -Rs.62160.00, Dt: 17.02.2023
10. Shelter Charge for Building- Rs. 455691.00, Dt: 17.02.2023
11. Premium FSI Charge for Building- Rs.10711250.00, Dt: 17.02.2023

E.signed
Joint Director/Member Secretary, (F.A.C).,
District Town and Country planning office
Tiruchirappalli District.

Copy To,
1).The President
Keelakuruchi Panchayat/ Village
Thiruverumbur Panchayat union/Taluk,
Tiruchirappallli District

JD/DD/AD
District Town & Country Planning Office District

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
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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.