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APPROVAL RECORD

Planning Permission

Ramanathapuram
Kallakurichi 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.



DISTRICT TOWN AND COUNTRY PLANNING OFFICE ,KALLAKURICHI

ONLINE BUILDING PLAN APPLICATION:PLANNING PERMISSION

APPLICATION NUMBER: SWP/BPA/0008058/2024

To:

The President,

Porpadakurichi Panchayat and village,

Kallakurichi Panchayat Union,

Kallakurichi Taluk,

Kallakurichi District.

Subject: College Building – Kallakurichi District Town and Country Planning Office - Kallakurichi District – Kallakurichi Taluk – Kallakurichi Panchayat Union – Porpadakurichi Panchayat and village - Survey Number: **259/2A2 part, 259/3A1 part, 259/3B2 part** – Site Extent of **20240.45** Sq.m – The Proposed construction of College Building G+3 Floors having Build-up Area of **5107.85** sq.m – Total FSI Area of **4512.53** sq.m – Technical Concurrence issued - forwarded for further action - Regarding.

Reference:

- 1.Applicant M/s. KPP Educational Trust, Online Application Number: SWP/BPA/0008058/2023-TCP-9 Received Dated: 11.03.2023.
- 2.This office Site Inspection Report, Dated:20.03.2023.(Forwarded to head office).
- 3.Director of Town and Country Planning, Chennai Roc No. SWP/BPA/0008058/2024-TCP-9, Dated:04.04.2024.(Concurrence Issued)
- 4.G.O.138, Housing and Urban Development Department, dated 04.06.2004.
- 5.G.O.86, Housing and Urban Development Department, dated 28.03.2012 and G.O.85, Housing and Urban Development Department, dated 16.05.2017.

6.G.O.53, Housing and Urban Development Department, dated 16.04.2018 and G.O.18, Housing and Urban Development Department, dated 04.02.2019.

7.G.O.79, Housing and Urban Development Department, dated 04.05.2017.

8.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.

9.G.O.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration). & G.O.No.54, Housing and Urban Development Department, dated: 12.03.2020.

10.G.O.01, Housing and Urban Development Department, dated 05.01.2021.

11.Circular from the Commissioner of Town and Country Planning, Roc No. 7486/2009/BA2, Dated: 16-04- 2009.

12.Circular from the Commissioner of Town and Country Planning, Roc No. 21075/2009/BA1, Dated: 27-06- 2012.

13.Circular from the Commissioner of Town and Country Planning, Roc No. 12201/2017/BA1, Dated: 22-09- 2017.

14.Circular from the Commissioner of Town and Country Planning, Roc No. 14227/2017/CP, Dated: 14-12- 2017.

15.Circular from the Commissioner of Town and Country Planning, Roc No. 4367/2019/PA2, Dated: 05.02.2020.

16. District officer, Kallakurichi District Fire & Rescue service department L.Dis.No. 1393/E/2023, Dated.22.02.2023.

17.Joint Director, Villupuram District Agriculture department Lr.No.E3/13793/2019, Dated.20.09.2019.

18.Director of Town and Country Planning, Chennai Roc No. 19649/2023/TCP-9, Dated:03.04.2024.

19.This office letter no.902/2023, dated.04.04.2024.

20.Demand payment Request Letter, Dated: **04.04.2024** requiring payment of Centage Charge, Display Board Charges, I & A Charges, Shelter charges, etc.,

21.Applicant M/s. KPP Educational Trust Dated: **06.04.2024**. Payment of Centage Fee Charge, Display Board Charges, I & A Charges, Shelter charges, etc.,.

Body of Letter:

With reference to the 1st cited letter, applicant has requested for the approval of K.P.P Educational Trust – Kalaivani College of Arts & Science at Kallakurichi District – Kallakurichi Taluk – Porpadakurichi Panchayat and Village S.F.Nos: **259/2A2part, 259/3A1part, 259/3B2part** with an Site extent of 20240.45 sq.m. This site is abutting Kalaivani College of Education & Kalaivani Matriculation Higher Secondary school which is owned by K.P.P.Educational Trust Comprising of S.F.Nos. 259/1A, 2A2part, 2B1A & 2B2A. In this site already for School and College Buildings constructed before 01.01.2011 regularized as per G.O.(Ms.)No.76 Housing and urban Development [UD4(3)] Department, Dated : 14.06.2018 vide Head office letter 18th cited above with an FSI area of 48362.09 Sq.ft. The Proposed College Building has been verified, inspected and forwarded to Director of Town and Country Planning, Chennai through 2nd cited letter and Technical Concurrence has been issued by Director of Town and Country Planning, Chennai through 3rd cited letter as **“B.P/DTCP No:177/2024”** and forwarded for further action to District Town and Country Planning office, Kallakurichi the proposed site has been boundaried as **“A to L”** and issued Site Approval as SWP/DTCP/KALLAKURICHI/SITE APPROVAL No.**004/2024** and the planning permission for the proposed construction of GF + 3 floors of built up area as follows

Proposal Details:

Area of Site – 20240.45 Sq.m

Area Statement:

College Building details :

Sl.No	Floor Details	Total FSI Area (Sq.m)	Non FSI (OTS) Area (Sq.m)	Total Buildup Area (Sq.m)
1.	Ground Floor	1118.28	139.91	1258.19
2.	First Floor	1118.28	139.91	1258.19
3.	Second Floor	1118.28	139.91	1258.19
4.	Third Floor	1118.28	139.91	1258.19
5.	Terrace Floor (Head room)	-	29.02	29.02
6.	Portico Area	39.41	-	39.41
7.	Lift Machine Room	-	6.66	6.66
8.	Total Area	4512.53	595.32	5107.85

Total FSI Area = 4512.53 sq.m

FSI – 0.22

OSR Area – 2063.86 Sq.m (10.16%) provided.

For the proposed : College Building plan Numbered as **B.P/DTCP No:177/2024**. As per Town and Country Planning Act 1971 under section 47 Building planning permission is granted subject to the following special and general conditions.

Special Conditions:

1. The boundary of the OSR has been marked as “ 1 to 4 ” in site plan As per TNCDB & Rule 2019 Rule.No.41(1)(i) The gifting of the reservation of land for community recreational purposes in respect of Institutional Developments to the Local Body is not required. However, the space may be maintained by the owner concerned subject to the supervision and monitoring of the concern local body.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

4. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules 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 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. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
6. 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, Patta, gift deed, & Power of Attorney 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.
7. 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.

General Conditions:

1. Solar water heating system to be provided to the proposed construction of college 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. The Open Space shown in the drawing should be left as it is.
4. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
5. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Department of Municipal Administration and Water Supply, Dated:04.02.2019 & 31.01.2020.
6. 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.
7. Mosquito netting to be provided at OHT and well.

8. Fire rescue equipment should be provided as per Rules.
9. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
10. Fly Ash bricks and Materials must be used for construction.
11. As per G.O.(ms)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 municipality engineer details at the place of construction.
12. As per references Cited Government orders & circulars Centage charges Infrastructure and amenities charges, Shelter fund and other relevant charges to be collected and take further action by District officer.

Fee Payment Details:

Scrutiny Charge	- Rs. 13319.00, Dated: 11.03.2023
Centage Charges for Site	- Rs. 300.00, Dated: 06.04.2024
Centage Charges for Building	- Rs. 10000.00, Dated: 06.04.2024
Infrastructure and Amenities Charges	- Rs.849760.00, Dated: 06.04.2024
Display Board Charges	- Rs. 1500.00, Dated: 06.04.2024
Shelter Charges	- Rs. 1900.00, Dated: 06.04.2024
Security Deposit Charges	- Rs. 424880.00, Dated: 06.04.2024
CC Charges	- Rs. 54999.00, Dated: 06.04.2024

Enclosure:

Original Map and Condition - 4 sets

Copy To:

1. M/s.KPP Educational Trust,
Mr.K.P. Pandiyan,
Managing Trustee,
No.50, Salem Main Road,

Kallakurichi – 606207.

2. Tamil Nadu Real Estate Regulatory Authority (TNRERA),

No.1A, 1st Floor,

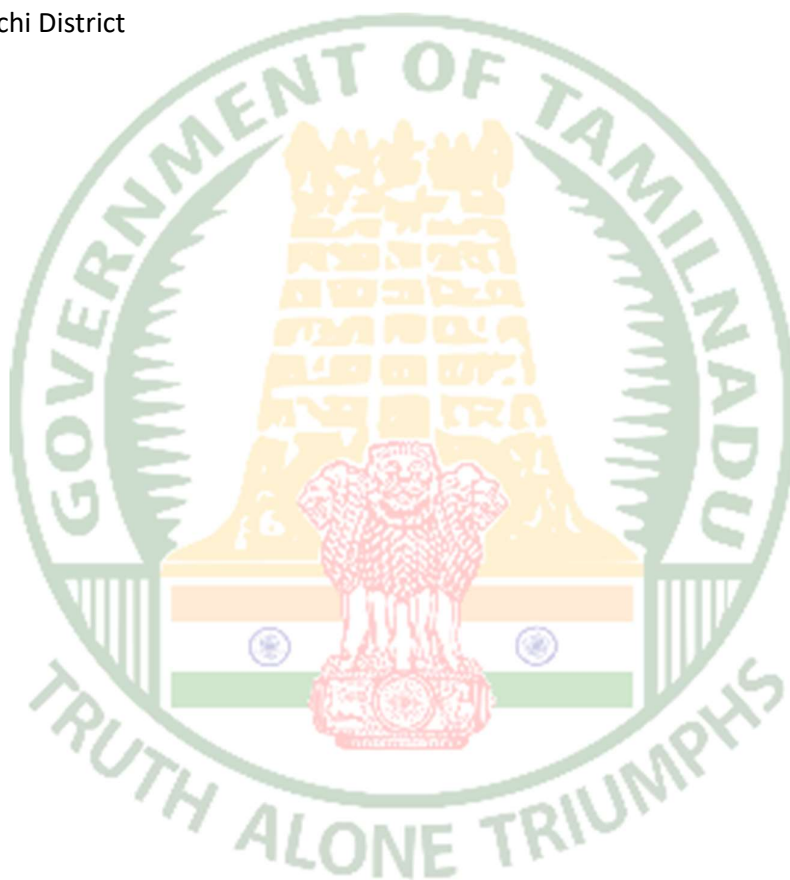
Gandhi Irwin Bridge Road,

Egmore, Chennai – 600 008.

3.District Collector,

District Collector Office,

Kallakurichi District



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.

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What it is worth and what it costs to register.

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Guideline value by survey

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What the plan says can happen on this land.

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Who holds it, and which office keeps the record.

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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.

