

PP

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: TECHNICAL CONCURRENCE

APPLICATION NUMBER: SWP/BPA/010491/2023

From

The Assistant Director,
District Town and Country Planning Office,
Kallakurichi District – 606213.

To

The Panchayat President,
Asanur Panchayat/Village,
Ulundurpet Panchayat Union,
Ulundurpet Taluk,
Kallakurichi District.

Online Application Number: **SWP/BPA/010491/2023**

Submitted Date: 09.06.2023.

Sir,

Subject: Industrial Building (Jobbing and Machining – Green Category Industry) – Kallakurichi District Town and Country Planning Office - Kallakurichi District – Ulundurpet Taluk – Ulundurpet Panchayat Union – Asanur Panchayat/Village – Survey Number: 365/3A – Layout of SIDCO Industrial Estate, Asanur, DTCP Industrial Layout Approval No: 36/2015 – Plot No 5 - Site Extent: **3160.00 Sq.m** – Proposed Industrial Building (M/s Jaysen Engineering System) having an builtup Area of **1002.49 sq.m** and FSI Area of **1002.49 Sq. m** - Technical Clearance issued - forwarded for further action - Regarding.

References:

1. Applicant Name: **Thiru. S. Ravichandran (M/s Jaysen Engineering System)**, Online Application Number: **SWP/BPA/010491/2023**, Dated: **09.06.2023**.
2. G.O.138, Housing and Urban Development Department, dated: 04.06.2004.

3. 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.
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. 12544/2014/CP, Dated: 04-07-2014.
6. Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/PA2, Dated: 05.02.2020.
7. Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, Dated: 23-04-2022.
8. District Fire Officer, Fire and Rescue Service, Kallakurichi District, K.Dis No. **2429/E/2023**, Dated: **25.03.2023**.
9. Demand payment Request Letter, Dated: **29.07.2023** requiring payment of Centage Fee Charge, Display Board Charges, I & A Charges
10. Applicant Name: **Thiru. S. Ravichandran** (M/s Jaysen Engineering System), Dated: **31.07.2023** (Payment of Centage Fee, Display Board Charges, I & A Charges).
11. Allotment Order for plot-Outright given by TNSIDCO, **Roc. No: 6136/IE6/2016**, Dated **16.11.2016**.
12. Layout of SIDCO Industrial Estate, Asanur - DTCP Industrial Layout Approval Number: **36/2015**.

Body of Letter:

With reference to the 1st cited letter, applicant has requested for the approval of Industrial building in Kallakurichi District, Ulundurpet Taluk, Ulundurpet Panchayat Union, Asanur Panchayat/Village and Survey Number: 365/3A, Layout of SIDCO Industrial Estate, Asanur - DTCP Industrial Layout Approval Number: 36/2015, Plot No 5, Site Extent of 3160.00 Sq.m, Proposed Industrial Building (M/s Jaysen Engineering System) having Builtup Area 1002.49 sq.

m and FSI Area of 1002.49 Sq. m. Technical Concurrence for the proposed construction of GF+2 floors of built up area as follows.

Proposal Details:

Area of Site - 3160 Sq.m

Area Statement:

Building details (Industrial Building)

Ground Floor – 610.83 Sq. m.

First Floor – 195.83 Sq. m.

Second Floor – 195.83 Sq. m.

Total FSI Area – 1002.49 Sq. m.

Total Built up Area – 1002.49 Sq. m.

Parking Details:

Cycle Parking - 15 Nos

Two Wheelers Parking - 15 Nos.

Lorry Parking - 03 Nos.

DA Parking - 02 Nos

DA Two Wheelers Parking - 02 Nos

For the proposed Industrial Building plan (M/s Jaysen Engineering System) Numbered as SWP/DTCP/KALLAKURICHI/BUILDING PLAN No: **011/2023**. As per Town and Country Planning Act 1971 under section 47, Building permission is granted subject to the following special terms and conditions.

Special Conditions:

- 1) The permission granted by the competent authority shall not mean responsibility or clearance as per TNCDBR 2019 Rule No.11 of the following aspects: a) Title or ownership of the site or building, b) Easement Rights, c) Structural Reports, Structural Drawing and Structural aspects. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design, d) Workmanship, soundness of

structure and materials used, e) Quality of building services and amenities the construction of building and f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.

2. The Applicant shall not commence any activity, excepting fencing of the site and construction of temporary shed for guard, without obtaining Environmental clearance under the EIA Notification, 2006 from the State Level Environment Impact Assessment Authority or the Ministry of Environment and Forests, Government of India, as applicable to the project, as per the threshold limits. Any violation from the above requirement is liable for action under section 19 of the Environment (Protection) Act, 1986 and Environmental clearance should be obtained before commencement of construction/Issue of planning permission.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
4. Conditions mentioned in the No Objection certificates obtained from the central and state Govt Departments must be followed scrupulously.
5. 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.
6. According to the Circular No.12544/14/CB dated: 04.07.2014 stating that, The Directorate 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.
7. As per Circular No. 05013/2015/MP dated 19.03.2015 of The Directorate of Town and Country Planning, the floor area ratio (FSI) as per development control rules shall be

displayed on a board visible to all public at the place of construction. Details of setbacks and parking should be established.

8. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the water Act 1974 for discharge of sewage.
9. "The Provisions in the G.O. (MS) No. 17. H&UD [UD4 (3)], Department, dated: 05.02.2016 shown in Reference - 3 relating to installation and use of solar energy system, should be followed.
10. The Applicant has submitted a self-declaration that there is no effect of land ceiling and land acquisition and etc.,. It is informed that the approval given to them will be cancelled by the Directorate of Town and Country planning Development without any prior notice if there is any impact on the above information.
11. "This order is passed subject to the outcome of the writ petition W.P. (MD) No.8948 of 2019".
12. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
13. Building to be Used Strictly as per mentioned purpose in Approved Building Plan.

General Conditions:

1. After the Assistant Director, Kallakurichi District Town and Country Planning Office has issued the technical permission, if (i) wrong information has been submitted by the petitioner to obtain the technical permission or (ii) if the correct procedures as per law have not been followed, the Assistant Director has the right to change or cancel the technical permission based on the above reasons.
2. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
4. Provide Sufficient Fire Resistance and Fire equipment in proposed Building.
5. No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained.
6. Rain water Harvesting should be provided as per the direction mentioned in G.O.18, Department of Municipal Administration and Water supply Dated: 04.02.2019 and also provide Necessary Fire Resistance Equipment's in the proposed Building.

7. 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.
8. Mosquito netting to be provided at OHT and well.
9. Adequate fire prevention and firefighting equipment shall be installed in the proposed construction as required by law.
10. As per GO No.341, MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
11. Fly Ash bricks and Materials to be used Mandatory.
12. As per G.O. No. 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.
13. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent by the TNPCB.
14. 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.
15. Government Registered electrical Contractor must be employed for wiring works during construction.
16. Seismic Resistance Procedure to be Follow.
17. Approved order and drawing copies to be handover to buyer by the owner by the time of sale.
18. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Panchayat President, Asanur Panchayat, 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. Setbacks should be retained as per Approval Drawing.

Fee Payment Details:

Scrutiny Fee	- Rs. 6744.00, Dated: 09.06.2023
Centage Charges for Building	- Rs. 3000.00, Dated: 31.07.2023
Centage Charges for Land	- Rs. 300.00, Dated: 31.07.2023
Infrastructure and Amenities Charges	- Rs. 191760.00, Dated: 31.07.2023

Display Board Charges

- Rs. 1500.00, Dated: 31.07.2023

Enclosure:

Original Map and Condition - 3 sets

Copy To:

1. Thiru.S.Ravichandran,
M/s Jaysen Engineering System,
No.16, Parivallal Street,
Ulundurpet Taluk,
Kallakurichi District-606 107.
2. District Collector,
District Collectorate 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.

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](#)



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

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

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

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



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.

