

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:PLANNING PERMISSION
APPLICATION NUMBER: SWP/BPA/045653/2023

To:

The President,
Sengurichi Panchayat and village,
Thirunavalur Panchayat Union,
Ulundurpet Taluk,
Kallakurichi District.

Subject: Commercial Building – Kallakurichi District Town and Country Planning Office - Kallakurichi District – Ulundurpet Taluk – Thirunavalur Panchayat Union – Sengurichi Panchayat and village - Survey Number: **135/4A2, 135/4B2, 135/5, 135/6, 135/7 & 135/8B** – Site Extent of **9550.00** Sq.m – FSI Area of 3162.40 sq.m Industrial has been already approved (SWP/DTCP/Kallakurichi B.P. No.003/2023 with site approval numbered as A to K) – Now Proposed approval for a Construction of Additional Industrial Building – Total FSI Area of 4558.08 sq.m – Technical Concurrence issued - forwarded for further action - Regarding.

Reference:

- 1.Applicant Mr. J.John Sathya, Online Application Number: SWP/BPA/045653/2023-TCP-9 Received Dated: 20.10.2023.
- 2.This office Site Inspection Report, Dated:06.11.2023.(Forwarded to head office).
- 3.Director of Town and Country Planning, Chennai Roc No.SWP/BPA/045653/2023-TCP-9, Dated:03.01.2024.(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. 6939/E/2022, Date.19.09.2022.

17.Joint Director, Kallakurichi District Agriculture department Lr.No.A3/8324/2022, Date.20.10.2022.

18. This Office Proceedings Roc.No. SWP/BPA/006972/2023, Dated: 27.02.2023.

19. Applicant Mr. J.John Sathya, Online Application Number: SWP/BPA/006972/2023, Dated: 02.02.2023 and Demand payment date : 17.02.2023.

20.Demand payment Request Letter, Dated: **05.01.2024** requiring payment of Centage Fee Charge, Display Board Charges, I & A Charges, CC Charges, Security Deposit Charges

21.Applicant Mr. J.John Sathya Dated: **05.01.2024**. Payment of Centage Fee Charge, Display Board Charges, I & A Charges, CC Charges, Security Deposit Charges.

Body of Letter:

With reference to the 1st cited letter, applicant has requested for the approval of Industrial Building has been verified, inspected and forwarded to Director of Town and Country Planning, Chennai through 2nd cited latter and Technical Concurrence has been issued by Director of Town and Country Planning, Chennai through 3rd cited letter as “**B.P/DTCP No:01/2024**” and forwarded for further action to District Town and Country Planning office, Kallakurichi for the Proposed Industrial building in Kallakurichi District, Ulundurpet Taluk, Thirunavalur Panchayat Union, Sengurichi Panchayat and village, S.F No: **135/4A2, 135/4B2, 135/5, 135/6, 135/7 & 135/8B** with a Site Extent of **9550.00** Sq.m. Proposed Industrial building with an FSI Area of 3162.40 sq.m. The Applicant Requested has been accepted and the boundary of the site has been marked and issued Building Approval as SWP/DTCP/KALLAKURICHI/SITEAPPROVAL No.**019/2023**. Technical Clearance has been with following common and special conditions.

The Proposal Details:

Area of Site – 9550.00 Sq.m

Area Statement:

Existing Building details : Industrial Building

Sl.No	Floor Details	Total FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total buildup Area (Sq.m)
1.	Work Shed	3137.54	-	3137.54
2.	Parking shed	-	329.40	329.40
3.	Toilet	18.61	-	18.61
4.	Watchman Booth	6.25	-	6.25
5.	Total Area	3162.40	329.40	3491.80

Additional Building details : Industrial Building

Sl.No	Floor Details	Total FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total buildup Area (Sq.m)
1.	Work Shed	1395.68	-	1395.68
2.	Parking shed	-	257.40	257.40
3.	Total Area	1395.68	257.40	1653.08

(Existing FSI Area + Proposed FSI Area = Total FSI
Area) (3162.40 sq.m +1395.68 sq.m = 4558.08 sq.m)

FSI – 0.48

OSR Area – 958.80 Sq.m (10.03%) provided.

The Planning permission issued with the following general and special Condition:-

Special Conditions:

1. The boundary of the OSR has been marked as “ 1 to 4 ” in site plan As per TNCD & 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 Medical & Nursing 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. 24614.00, Dated: 20.10.2023
Centage Charges for Building	- Rs. 500.00, Dated: 05.01.2024
Infrastructure and Amenities Charges	- Rs.305500.00, Dated: 05.01.2024
Display Board Charges	- Rs. 1500.00, Dated: 05.01.2024
Shelter Charges	- Rs. 4763.00, Dated: 05.01.2024

Enclosure:

Original Map and Condition - 4 sets

Copy To:

1. Mr. J. John Sathya,
Door No.53-E,
Muthu Krishnapuram,
Second Street,
Thoothukkudi – 628002.

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.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

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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

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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

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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.

