

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.



**PROCEEDINGS OF THE DISTRICT TOWN AND COUNTRY
PLANNING OFFICE, ASSISTANT DIRECTOR,
KALLAKURICHI DISTRICT.**

Present: Thiru.S.Rahulraj, B.E.,M.Plan

Roc.No. SWP/BPA/0096124/2024/KKI

Date:24.05.2024

Sub : Commercial Building (Shop cum Consulting Office) – District Town & Country Planning Office, Kallakurichi District – Kallakurichi District, Kallakurichi Taluk, Kallakurichi Municipality and Kallakurichi Village Natham S.F.No.146/11A1, site extend 1248.00sq.mt – The FSI Area of the Building– 2217.96 sq.mt consist of Shop cum Consulting Office Basement Floor + Ground Floor + 2 Floors - To construct a **Commercial Building** Granting technical clearance / permission for construction – Ordered – in relation to.

- Ref :
- 1) Applicant Mr.N.Naga Vengatesa Prasath their SWP Application No.SWP/BPA/0096124/2024, dated: 06/01/2024.
 - 2) This Office letter dated: 23/05/2024 (to the Applicant fee requested).
 - 3) Date of receipt of payment from Applicant: 23/05/2024.
 - 4) G.O.No.138, Department of Housing and Urban Development, Dated. 04.06.2004.
 - 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 Administrations and Water Supply Department, Dated. 04.02.2019 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 N.K.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, dated. 11/04/2023
- 16) G.O.No.69, Housing and Urban Development Department, Dated. 11.03.2024.
- 17) G.O.No.1971, Revenue Department, Dated. 14.10.1988.
- 18) District Fire Officer, Fire and Rescue Service, Kallakurichi District, K.dis.No.6999/E/2023, Dated. 22.09.2023.
- 19) Revenue tahsildar, Kallakurichi Taluk, Roc.no.L.Dis.A1/675/2024, Dated: 29.04.2024.

ORDER:

Kallakurichi District, Kallakurichi Taluk, Kallakurichi Municipality, Kallakurichi village Natham S.F.No. 146/11A1 site extent 1248.00sq.mt - The FSI Area of the Building- 2217.96 sq.mt consist of Basement Floor + Ground Floor + 2 Floors - To construct a **Commercial Building** : Commercial Site Approval under earmarked "A to G" and Site approval Issued through this Office Site Approval Number. SWP/DTCP/KALLAKURICHI/SITE APPROVAL No.**007/2024** with also Building Plan technical clearance No: SWP/DTCP/KALLAKURICHI/BUILDING PLAN No. **007 /2024**.

Details of the proposed commercial building are as follows:

Total Site area as per plan -1248.00 Sq.mt

Description	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Buildup Area (Sq.m)
Basement floor	-	-	769.91
Ground floor	678.14	-	678.14
First Floor	769.91	-	769.91
Second floor	769.91	-	769.91
Head Room	-	54.14	54.14
Total Area	2217.96	54.14	3042.01

Total FSI Area = 2217.96 Sq.mt.

FSI = 1.749 < 2.00

Building height - 13.35m

Car parking – 26 nos

Two wheelers parking – 60 nos

Physically Challenged Reservation – 2 nos

Special Condition:

- 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. Technical clearance 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) On the clearance certificate obtained from Central State Govt All the mentioned conditions must be followed.
- 4) "Housing and Urban Development Department legal technical permission/plan permission only given. Land title in the name of the applicant by providing not confirmed. For grant of technical clearance/project clearance among the documents previously submitted with the applicant's application (Sale Deed, lease deed, bond, grant, public authority deed and so on) whether the applicant is entitled to development only checked. There by to the applicant as a first step It is seen whether there is a right to develop. "Any person who wishes to purchase the property, to the applicant the ownership of the property should be confirmed separately. And if any other individual claims over it. It can be resolved before a court of competent jurisdiction. The Department of Housing and Urban Development is not the appropriate body to decide this.
- 5) The location of constructions is visible to the general public Area ratio as per development control rules on the board (FSI), openings (setback), parking and so on.
- 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 commissioner or the Executive Authority of the urban local body concerned shall, before giving permission for the construction of a new commercial building as a public building ensure that necessary provision have been made in the building plan for the installation of closed circuit television unit in the manner as prescribed in TNCDDBR -2019 class-65.
- 8) The commissioner or the Executive Authority of the urban local body concerned shall, while receiving the notice of completion of construction or reconstruction of a public building, to be given by the owner of that building, shall ensure that the closed circuit television units have been properly installed in such building in the manner as prescribed in TNCDDBR -2019 rule.

Conditions:

- 1) Solar Water heating system for proposed commercial building construction should be set up.
- 2) Parking area as intended in the map It should be used for same purpose.
- 3) The openings shown on the plot shall be positioned accordingly.
- 4) Any deviation in the building contrary to the currently approved drawing do not change. If making changes Prior permission of this authority should be obtained.
- 5) Rainwater harvesting facilities as shown in the map, G.O No.18, and 16, Municipal Administration and Water Supply Department Dated.To be implemented in the building as on 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 by the petitioner at his own cost should be done.
- 7) For drinking water overhead tank and well located in the plot Mosquito repellent should be installed.
- 8) Fire prevention as required by law in the proposed construction and Fire extinguishers should be installed.
- 9) G.O.No.341, Department of Municipal Administration and Drinking Water Supply (N.N.1).As on 3.11.04 U trap should be installed in septic tank.
- 10) Fly to proposed building as per notification of Environment and Forest Department Ash bricks and materials should be used.
- 11) Sewage under section 25 of the Tamil Nadu Pollution Control Board Act 1974. Due permission should be obtained regarding evacuation.
- 12) G.O.No.17, Department of Housing and Urban Development dated 05.02.2016.

The following fees are to be paid by the Applicant to the appropriate Government account head has been paid.

- 1) Scrutiny Fee Rs.7982/- Dated.06/01/2024.

- 2) OSRA Fee paid Rs.1659897/- Dated.17/05/2024.
- 3) Centage Charges for land paid Rs.300/- Dated.23/05/2024.
- 4) Centage Charges for building paid Rs.5000/- Dated.23/05/2024.
- 5) Security deposit fee paid Rs.211500/- Dated. 23/05/2024.
- 6) Display Board Deposit Rs.1500/- Dated.23/05/2024.
- 7) I & A fee paid Rs.423000/- Dated.23/05/2024.
- 8) CC fee paid Rs.33366/- Dated.23/05/2024.
- 9) Flag day fund – Rs.10000/- Dated:24/05/2024.

To,

The Commissioner,
Kallakurichi Municipality,
Kallakurichi Village,
Kallakurichi Taluk,
Kallakurichi District.

Copy To,

- 1) Thiru. N. Naga Vengatesa Prasath,
S/o Narayanaswami,
C/o Narayana Pharmacy,
D.No.27,(Old No.5A), Salem Main Road,
Kallakurichi Post,
Kallakurichi District – 606 202.
- 2) The Chairman,
Tamil Nadu Real Estate Regulatory Authority,
No.1A, CMDA Tower II, 1st floor,
Gandhi Irwin Bridge Road,
Egmore,
Chennai – 600008.

The Assistant Director(FAC),
District Town and Country Planning 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.

