

PP

APPROVAL RECORD

Planning Permission

Kancheepuram

Kancheepuram 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 ASSISTANT DIRECTOR/DEPUTY DIRECTOR(i/c),
DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
KANCHEEPURAM DISTRICT.
Online Building Plan Application–Technical Approval

SWP Application No: SWP/BPA/0009123/2023.

Date: 12.06.2023

Subject:

Commercial Building – District Town and Country Planning Office, Kancheepuram District – Kancheepuram District – Kundrathur Taluk/ Panchayat Union – Padappai Village, S.F No: 395/3A, 3B, 3C, 7A having Site Extent of 16050.00 sq.m and Built-up area of 2894.21 Sq.m for the Proposed Construction of Commercial Building – Technical Approval Issued – **Forwarding for further action** – Regarding.

Reference.:

1. Online Application Reference No. SWP/BPA/009123/2023, Dated: 19.04.2023. (Scrutiny Reference No: QJ5MTL3M) received from Mr. K Selvaperunthagai)
2. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O.No.1, Housing and Urban Development Department, Dated: 05.01.2021.
6. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
7. G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020.
8. G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.
9. 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.
10. G.O.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration).
11. Director of Town and Country Planning, Chennai (Circular), Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
12. Director of Town and Country Planning, Chennai Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
13. Director of Town and Country Planning, Chennai Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
14. Director of Town and Country Planning, Chennai Letter Roc No. 14227/2017/Spl.cell, Dated: 14.12.2017.
15. Director of Town and Country Planning, Chennai Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
16. Director of Town and Country Planning, Chennai Letter Roc No. 7963/2022/K1, Dated: 23.04.2022.

17. District officer, Tamilnadu Fire & Rescue services Department Kancheepuram District.
NOC Letter. O.Mu.No. 2317/A/2023, Date:12.04.2023.
18. Joint Director, Agriculture Department NOC, Kancheepuram District Letter
O.Mu..No.1936/2023/C2, Dated: 14.03.2023.
19. Applicants Thiru.K.Selvaperunthagai. Gift deed (Local Body) document no.4542/2023,
dated:10.05.2023.
20. Demand Raised by this office through online dated on 07.06.2023.
21. Payment Received from Applicant through online Mr.K Selvaperunthagai, Dated:09.06.2023.

Order:

1. With reference to the letter 1st cited, the applicant Mr. K. Selvaperunthagai has requested for the approval of **Commercial building** at Kancheepuram District – Kundrathur Taluk / Panchayat Union, Padappai Village, S.F No: 395/3A, 3B, 3C, 7A having Site Extent of 16050.00 sq.m and Built-up area of 2894.19 Sq.m.
2. The area statement for the Proposed Commercial building is as below.

Area of Site – 16050.00 sq.m

Building details: Commercial Building

S.No	Description	FSI Area (Sqm)	NON-FSI Area (Sqm)	Total Built-up Area (Sqm)
	Commercial Block			
1.	Ground Floor	1181.15	–	1181.15
2.	First Floor	1177.06	–	1177.06
3.	Mezzanine Floor	147.18	–	147.18
4.	Terrace Floor	–	19.04	19.04
	Shops			
1.	Ground Floor	45.59	–	45.59
	Guard Room			
1.	Ground Floor	–	6.25	6.25
	Fuel Bunk			
1.	Office / Toilet	42.12	–	42.12
2.	Canopy Area	275.82	–	275.82
Total Area		2868.92	25.29	2894.21

FSI Achieved = 0.178 < 1.5

OSR Area = 1608.46 Sq.m (10.02%)

3. With reference to the 2nd to 16th cited above G.O's and Circulars, the fees payable to the Government are demanded to the applicant as per 20th cited. And as per the reference cited in 21st the requested fees, 1) Scrutiny fee : Rs.29,215/-/- + Rs. 1000/-(Offline),, 2) I & A Charges Rs. 10,80,000/-, 3) Centage charge for Building- Rs.5,000/-, 4) Centage Charges for land Rs. 300/-, 5) Display Board Fees Rs.1,500/-, 6) CC Charges – Rs. 31,751/-, 7) Security Deposit Charges – Rs. 5,40,000/- are received in the Government head of account through online single window portal. In continuation of receipt of the above said fees, The boundary of the site has been marked "A to F" the technical approval is issued for the Proposed Commercial building drawings and numbered as **SWP/B.P (Building) / D.D.T.C.P (KPM) No.08/2023 (01 Sheet)** The Technical Concurrence is issued under section 47(A) of Town and Country Planning Act, 1971 for the above proposal with the following Special and general conditions:

Special Conditions

1. The OSR (Earmarked as 1 to 8) 1608.46 sqm shown in the site plan is gifted to concern Local body through Gift deed document No. 4542/2023, Dated 10.05.2023.
2. The Owner / Developer shall submit an application to the competent authority to get completion certificate of any proposal mentioned in TNCD BR 2019 Part IV
3. The conditions imposed in the Fire NOC cited in the reference no. 15 should be followed.
4. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
5. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
6. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rule are 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 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.
7. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.

8. The Directorate of Town and Country Planning 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, gift deed, 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.

9. 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 Commercial building. Solar photo voltaic panels to be erected at the 1/3rd portion of total terrace area.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. No additions /alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
4. Rain water harvesting should be provided as per the directions mentioned in TNCDBR – 2019 annexure.
5. 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.
6. Mosquito netting to be provided at OHT and well.
7. Fire rescue equipment's should be provided as per Rules
8. As per G.O. No.341 MAWS dated: 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Applicant should obtain constant from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for Discharge of sewage.
10. Fly Ash bricks and Materials must be used for construction.
11. As per G.O. 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. The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
13. The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this office for record.

14. If the Site is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000 /- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 8th cited above. The payment of charges shall be made under the following head of account

Head of Account :

"0217 Urban Development – 60 other Urban
Development Schemes – 800 other Receipts – AS
Receipts under Land Use Conversion Charges-27"
Non Taxation fees – 09
Collections
(DPC : 0217-60-800-AS 22709).

The acknowledgement of receipt of this proceedings and drawing shall be forwarded to this office through mail.

Assistant Director / Deputy Director (I/c)
District of Town & Country Planning Office
Kancheepuram District.

To
The President,
Padappai Panchayat,
Kundrathur Panchayat Union,
Kundrathur Taluk,
Kancheepuram District.

Copy to.

1. Thiru. Selvaperunthagai
K B14, Tower Block,
TNHB Officers Quarters,
Taylors Road,
Kilpauk, Purasawakkam,
Chennai – 600010.
2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai – 600 008.

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.

[/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.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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
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Services we run
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The LandLens
suite
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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

Land survey, soil testing, architecture and construction

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OMR Thoraipakkam,
Chennai 600 097, India
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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.

