

PP

APPROVAL RECORD

Planning Permission

Ramanathapuram
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.



DINGS OF THE DEPUTY DIRECTOR / MEMBER SECRETARY (i/c),
DISTRICT TOWN AND COUNTRY PLANNING OFFICE
KANCHEEPURAM DISTRICT
Online Building Plan Application-Planning Permission

ation No: SWP/BPA/047670/2023

Date: 08.08.2024.

Sir/Madam,

Subject:

HRB- Revised and Additional Commercial Building – District Town & Country Planning Office, Kancheepuram District - Kancheepuram District / LPA / Taluk / Corporation-Ward No.2, Block No.29 & 30, T.S.Nos:2665, 2666, 2674/14B, 31, 38, 39, 40, 2675/1, 2A with a Site extent of 6268.50sqm – FSI Area: 11333.28sqm has been already approved- Now additional site area has been added with already approved site area in T.S.Nos.2669/2, 2670,2671, 2674/33B, 34A, 2644/1A2, 2643/1, 2587/2 Proposed additional site area: 1233.50sqm –Total Site area: 7502Sqm (As per Patta) – Proposed additional Revised Total FSI Area: 13178.76sqm- **Technical Concurrence issued by DTCP, Chennai – Planning Permission issued - Forwarded for further action** - Regarding.

Reference:

- 1 The Director, Town & Country Planning Department, Chennai Technical Concurrence issued through online SWP Application No. SWP/BPA/047670/2023, Dated: 23.03.2024.
- 2 Applicant. Thiru. A.B.Subramani Sah, Managing Director, M/s.Babu sarees Pvt Ltd, Online Application No.SWP/BPA/047670/2023, Dated:26.10.2023.
- 3 98th – Local Planning Authority Resolution No: 04, Dated: 07.08.2024.
- 4 Assistant Director / Deputy Director (i/c) /Kancheepuram District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/ 047670/ 2023, Dated: 30.10.2023.
- 5 HRB Panel Meeting held on 12.01.2024 (Subject No.11)
- 6 Assistant director/Deputy director (i/c), Kancheepuram District Town and country planning office. Letter ROC.No.105/2024- Kancheepuram district 2, Dated: 22.02.2024. (Revised Site Inspection remarks as per the HRB Panel meeting minutes)
- 7 Director of Town and Country Planning, Chennai, Technical Concurrence issued vide Roc No. 1810/2021/Splcell, Dated: 01.10.2021 (Technical Concurrence No.348/2021).
- 8 Member Secretary / Deputy Director(i/c), Kancheepuam LPA, District Town and Country Planning, Planning permission issued vide Roc No.157/2021/KD3, Dated:02.11.2021 (Planning Permission No.20/2021).
- 9 G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012

- 1 0 G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
- 1 1 G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
- 1 2 G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
- 1 3 G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
- 1 4 G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
- 1 5 G.O.No.95, Housing and Urban Development Department (UD4(1), Dated: 04.08.2023.
- 1 6 Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
- 1 7 Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
- 1 8 Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
- 1 9 Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
- 2 0 DGP / Director, Tamil Nadu Fire & Rescue Services, R.DisNo.21630/C1/2023,PP NOC No.33/2024, Dated: 04.03.2024.
- 2 1 Airport Authority of India NOC ID. OFFKPM / SOUTH/ B/ 010423/735349, Dated: 07.02.2023.
- 2 2 Demand requested to applicant through online dated: 17.05.2024 and 30.05.2024
- 2 3 Demand received from Applicant through online dated: 21.05.2024 & 05.06.2024.
- 2 4 Tamil Nadu Pollution Control Board Proceedings No: F.3510SPR/OL/DEE/TNPCB/SPR/W/2024, Dated: 02.07.2024 and F.3510SPR/OL/DEE/TNPCB/SPR/A/2024, Dated: 02.07.2024.

Order

1. With reference to the 2nd Cited letter, the applicant Thiru.A.B.Subramani Sah, Managing Director, M/s.Babu Sarees Pvt Ltd, has requested for the approval of Revision and additional construction of Commercial building in addition to the Planning Permission has already been issued in the reference 6th cited for an FSI area of 11333.28sqm in a site area of 6268.50sqm at Kancheepuram District / LPA/Taluk/Corporation, WardNo:2, Block:No.30, T.S.Nos:2665,2666,2674/14B,3138,39,40,2675/1,2A.

Now an additional site area has been added to the already approved site area in ward No.2, Block No. 29, T.S.Nos.2669/2, 2670, 2671, 2674/33B, 34A, 2644/1A2, 2643/1, 2587/2 with additional site area of 1233.50sqm (as per TSLR) put together total site area of 7502Sqm (As per TSLR) with a Revision and additional from Already approved put together FSI area is 13178.76sqm.

The above HRB Revision and Proposed additional Commercial proposal was placed in High Rise Building Panel Meeting held on 12.01.2024. The subject was discussed and suggestions of High Rise Building Panel were obtained.

The Director, DTCP Chennai has accepted the Applicant's request, the boundary of the site has been marked as "1 to 27" and the The Planning Permission is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 165/2024.**

2. The area statement for the Revised and Proposed Additional Commercial Building is as below.

Area of Site - 7502.00sqm (As per TSLR)

Area of Site - 7424.63sqm (As per Super Imposed)

Revised and Proposed Additional Commercial Building area statement in Sqm

S. No.	DESCRIPTION	FSIAREA(SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILTUP AREA (SQ. M)
1.	Ground floor	1882.68	64.01	1946.69
2.	First floor	1882.68	64.01	1946.69
3.	Second floor	1882.68	64.01	1946.69
4.	Third floor	1882.68	64.01	1946.69
5.	Fourth floor	1882.68	64.01	1946.69
6.	Fifth floor	1882.68	64.01	1946.69
7.	Sixth floor	1882.68	64.01	1946.69
8.	Terrace floor	-	249.61	249.61
9.	MLCP(11 lvls)	-	2492.93	2492.93
10.	Pump room	-	29.65	29.65
	Total	13178.76	3220.26	16399.02

Revised and Proposed Additional FSI Area: 13178.76Sq.m

The Planning Permission is issued with the following Special and General Conditions: -

With reference to the 9 to 19 cited above G.O's and Circulars, the fees payable to the Government are demanded to the applicant as per 22nd cited. And as per 23rd cited above the fees **1) Scrutiny fees: Rs.15,106/-, 2) Centage Charge for Land Rs.1500/-, 3) Centage Charge for Building Rs.10,000/-, 4) Infrastructure and Amenities Charges Rs.13,87,500/-, 5) Shelter Charge Rs.23,90,000/-, 6) Display Board Charges Rs.10,000/- 7) CC Charges Rs.22,065/- 8) Security deposit charges Rs.6,93,750/- 9) OSR Fees Rs.1,37,00,000/- 10) Development Charges for Land Rs.75,100/- and 11) Development Charges for Building Rs.3,30,000/-** are received in the government head of account through online single window portal. The Structural design report and drawing for the entire structure from PWD and TNPCB NOC for the design and disposal of treated sewage has been submitted by the applicant. In continuation of receipt of the above said , the Planning Permission is issued under section 49 of Town and Country planning Act 1971 for the above proposal and numbered as **SWP/B.P / D.D.T.C.P (KPM-LPA) No.23/2024 (Sheets: 05)** for the period of 08.08.2024 to 07.08.2032 with the following Special and General conditions:-

Special Conditions

1. Conditions stipulated in the NOC cited in the reference 20th issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
2. Conditions stipulated in the Airport Authority NOC cited in the reference 21st issued by Airport Authority of India is to be followed scrupulously.
3. Requirement of water to be specifically mentioned with service level and mode of meeting out the requirement. Design of Sewage Treatment Plant, Disposal location of treated sewage water with NOC from TNPCB.
4. Rain water harvesting structure to be designed for minimum of highest rain fall in 50 years of cycle and arrangement to be made for using it. In this regard a report should be submitted before obtaining the completion certificate.
5. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
6. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
7. 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.
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 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, 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.

10. 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.
11. As per the submitted drawings (6th Floor Dining Proposed) Revised Fire NOC is to be obtained before issue of Completion Certificate.
12. As envisaged under the "Tamil Nadu Real Estate (Regulation & 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 Authority. The applicant has to comply the said provisions.
13. Completion Certificate must be obtained stage wise as stated in annexure-14 of TNCDBR- 2019, through online Single Window Portal (onlineppa.tn.gov.in) before commencement of usage of the building.

General Conditions

1. Solar water heating system to be provided to the proposed High Rise Staff Quarters 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. 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 G.O.18 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 31.01.2020.
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 should be provided as per Rules.
8. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials must be used for construction.

10. 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 professional' details including Quality Auditor at the place of construction.
11. The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
12. 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.

Encl:

Drawing – (Sheets 05)

Deputy Director / Member Secretary (i/c),
District of Town & Country Planning Office,
Kancheepuram District.

To

The Commissioner,
Kancheepuram Corporation,
Kancheepuram Taluk,
Kancheepuram District.

Copy to

1. Thiru. A.B.Subramani Sah, Managing Director,
M/s.Babu sarees Pvt Ltd,
No: 84, Sheikpet Nadu Street,
Kancheepuram – 631 501.
Ph.No: 9940045754
E-mail Id: vdc.arch@gmail.com
2. 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.

[/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.

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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.

[/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

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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RERA register



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/tools



Services we run
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The LandLens
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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.

