

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.

**PROCEEDINGS OF THE DEPUTY DIRECTOR/MEMBER SECRETARY (i/c),
DISTRICT TOWN AND COUNTRY PLANNING OFFICE, KANCHEEPURAM DISTRICT.**

Online Building Plan Application– Planning Permission of KLPA

SWP Application NO: SWP/BPA/092012/2023

Date: .02.2024

Commercial Building (KLPA) – District Town and Country planning– Kancheepuram District – Kancheepuram Taluk/Corporation – Kancheepuram Local Planning Area – Ward 2, Block 37, Town Survey Nos: 1165/1A, 1B, 1C, 1D, 2– Site area of 282.50 sq.m. – FSI area of 259.80 sq.m – Planning Permission is issued for proposed in Commercial Building Construction –Forwarded for further action – Regarding

Reference.

1. Mr.Jayapal, Mrs.vasantha, Online Application No SWP/BPA/092012/2023, Dated: 28.12.2023
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
7. G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
8. G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020.
09. Director of Town and Country Planning, Chennai (Circular), Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
10. Director of Town and Country Planning, Chennai Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
11. Director of Town and Country Planning, Chennai Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
12. Director of Town and Country Planning, Chennai Letter Roc No. 14227/2017/Spl.cell, Dated: 14.12.2017.
13. Director of Town and Country Planning, Chennai Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
14. Director of Town and Country Planning, Chennai Letter Roc No. 7963/2022/K1, Dated: 23.04.2022.
15. Director of Town and Country Planning, Chennai Letter Roc No.7963/2022/K1, Dated: 11.04.2023.
16. District Officer, Fire & Rescue Services, Kancheepuram L.Dist.No.9332/A/2023, Dated: 08.12.2023.
17. Demand Requested by this office through online dated on. 09.02.2024

18. Demand Received from Applicant . Mr.Jayapal, Mrs.Vasantha, I&A, centage fees etc.. paid on : 11.02.2024
19. G.O.(Ms).No.139, Housing and Urban Development Department, dated:10.05.2002.

Order:

With reference to from the 1st cited letter, the applicant Mr.Jayapal, Mrs.Vasantha, have requested for the approval of commercial building at Kancheepuram District – Kancheepuram Taluk/Corporation –Kancheepuram Local Planning Area – Ward 2, Block 37, Town Survey Nos: 1165/1A, 1B, 1C, 1D, 2 is having site area of 282.50 sq.m. and proposed in commercial Building Construction FSI area of 259.80 sq.m.

Area Statement:

Site Extent –282.50 Sq.m

Description	FSI (Sqm)	Non FSI (Sqm)	Buildup Area (Sqm)
1. Basemen Floor area (Two wheeler Parking)	–	86.60	86.60
2.Ground Floor area	86.60	–	86.60
3.First Floor Area	86.60	–	86.60
4.Second Floor	86.60	–	86.60
5.Head Room Area	–	19.96	19.96
6.Ramp Area	–	27.00	27.00
Total	259.80	133.56	393.36

FSI Area=259.80 Sqm

FSI Achieved – 0.91 <2.0

With reference to the 2 to 15 cited above G.O's and Circulars, the fees payable to the Government are demanded to the applicant as per 17 cited. As per 18 cited above the fees 1) Scrutiny fees: Rs. =1293/–, 2) Centage Charge for Land Rs.600/, 3) Centage Charge for Building Rs.5,000/–, 4) Infrastructure and Amenities Charges Rs.1,05,000./–, 5) CC charge Rs.4,306/–, 6) Security Deposit Charge Rs.52,500, 5) Display Board Charges Rs 1500/–, 7) Development Charges for Land Rs.3,050/–, 8) Development charge for building RS 8,000/–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 as "ABCDEF" and 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 (Commercial Building) / D.D.T.C.P (KPM-LPA) No. 02/2024 (Drawing Sheet: 01)** with the period of 14.02.2024 to 13.02.2032 with the following Special and general conditions.

Special Conditions

1. The conditions imposed in the Fire NOC cited in the reference No.16 should be followed.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
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 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.
5. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
6. This office 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.
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.\
8. 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.

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

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

To:

The Commissioner,
Kancheepuram Taluk/Corporation,
Kancheepuram Dist.

Copy to:

1. Mr.Jayapal and Mrs. Vasantha,
Old No-32, New No-95,
Jearnarayanapalayam Street
Kancheepuram – 631 501.
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.

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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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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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Records and verification

The registers themselves, read for you.

Encumbrance Certificate

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Field Measurement Sketch

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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

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Every claim in this document traces back to a government record.

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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.

