

PP

APPROVAL RECORD

Planning Permission

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.



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

Application No: SWP/BPA/0310320/2024

Date: 11.12.2024.

Sir/Madam,

Subject:

Commercial Building - District Town & Country Planning Office, Kancheepuram District - Kancheepuram Corporation- Pillayarpalayam Ward No.3, Block No.09 - T.S.Nos.532/1&2, 533/1&2, 534/1&2, 535/1,2A,2B, 536/1,2A,2B, 537/1A,1B,2A,2B1,2B2, 538, 539/1,2A,2B,540/1,2, 555/2, 557/1A1A, 1A1B, 1A2, 1A3, 1B, 2, 3A, 3B, 3C, 4,5,6A, 6B, 7A, 7B, 8 & 558/7- Site Extent - 8668 sq.m (As per Document & TSLR), 8474.02 sq.m (As per Super imposed) - FSI area of 12650.16sq.m - **Technical Concurrence Received - 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/0310320/2024, Dated: 28.10.2024.
2. M/s.S.Ramesh, S.Pothiraj, S.Murugesh, S.Mahesh, S.Ashok, Online Application No.SWP/BPA/0310320/2024, Dated:28.07.2024, 05.10.2024.
3. Assistant Director / Deputy Director (i/c) /Kancheepuram District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/0310320/2024, Dated: 06.08.2024
4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012
5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.

- 1 1 . Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
- 1 2 . Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
- 1 3 . Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
- 1 4 . Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
- 1 5 . G.O.No.95, Housing and Urban Development Department (UD4(1), Dated: 04.08.2023.
- 1 6 . G.O(Ms).No.139, Housing and Urban Development (UD 4.2) Department, Dated: 10.05.2002.
- 1 7 . Director, Tamilnadu Fire & Rescue Services Department, Kancheepuram, R.Dis No.7892/C1/2024, PP NOC No: 72/2024, Dated:14.05.2024.
- 1 8 . Demand requested to applicant through online dated:31.10.2024 & 09.12.2024
- 1 9 . Demand received from Applicant through online dated: 28.07.2024, 03.12.2024 & 10.12.2024

Order

1. With reference to the 2nd Cited letter, the applicant **M/s.S.Ramesh, S.Pothiraj, S.Murugesh, S.Mahesh, S.Ashok**, has requested for the approval **Commercial Building** at Kancheepuram District, Kancheepuram Taluk, Kancheepuram Corporation, Pillayarpalayam Ward No. 3, Block No.09 T.S.Nos.532/1&2, 533/1&2, 534/1&2, 535/1,2A,2B, 536/1,2A,2B, 537/1A,1B,2A,2B1,2B2, 538, 539/1,2A,2B, 540/1,2, 555/2, 557/1A1A, 1A1B, 1A2, 1A3, 1B, 2, 3A, 3B, 3C, 4,5,6A, 6B, 7A, 7B, 8 & 558/7- Site Extent – 8668sq.m (As per Document & TSLR) 8474.02 sq.m (As per Super imposed) – FSI area of 12650.16sq.m.

The Director, DTCP Chennai has accepted the Applicant's request, the boundary of the site has been marked as "1 to 37" and the Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 518/2024**.

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

Area of the Site (As per Document & Patta) – 8668.00 Sq.m.

Area of the Site (Super imposed area) – 8474.02 Sq.m.

Proposed Building details: Commercial Building

.SL. No.	Description	FSI Area (sqm)	Non FSI Area (sqm)	Total Builtup Area (sqm)
1	Basement 2 (Parking)	24.00	4567.62	4591.62
2	Basement 1	3823.52	768.10	4591.62
3	Ground Floor	4211.02	-	4211.02
4	First Floor	4591.62	-	4591.62
5	Terrace Floor	-	205.67	205.67
	Total	12650.16	5541.39	18191.55

Total FSI Area 12650.16sq.m

FSI Achieved – 1.492 < 2.0

The Technical Concurrence is issued with the following Special and General Conditions: -

With reference to the 4 to 15 cited above G.O's and Circulars, the fees payable to the Government are demanded to the applicant as per 18nd cited. And as per 19th cited above the fees **1) Scrutiny fees: Rs. 47,802/-, + Rs.2000/- Offline 2) Centage Charge for Land Rs. 25,500/-, 3) Centage Charge for Building Rs.30,000/-, 4) Infrastructure and Amenities Charges Rs. 47,49,375/-, 5) Shelter Charge Rs. 68,67,176/-, /86) Display Board Charges Rs.1,500/- 7) CC Charges Rs. 1,95,995/- 8) Security deposit charges Rs. 23,74,688/- 9) OSR Fees Rs. 5,01,71,689/- 10) Development Charges for Land Rs. 86,800/- and 11) Development Charges for Building Rs. 3,64,200/-** are received in the government head of account through online single window portal. 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.33/2024 (Sheets:3)** for the period of 11.12.2024 to 10.12.2032 with the following Special and General conditions:-

Special Conditions

1. The total height of the building should not exceed 9m as per the approved plan. since the proposal falls under heritage zone in kancheepuram Master plan cited in the reference 16.
2. OSR Charges Rs.5,01,71,689/- is Collected through online single window portal.
3. The conditions imposed in the Fire NOC cited in the reference No.18 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 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.
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 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.

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.
10. 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. Incase any alternations 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. 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.

Encl:

Drawing – (Sheets 1 to 3)

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

To

The Commissioner,
Kancheepuram Corporation,
Kancheepuram District.

Copy to

S Ramesh S Pothiraj S Murugesh S Mahesh S Ashok,
No 15, Nageswara Rao Road,
T Nagar, Chennai 600017.
Mob No.9894774304
Email Id : karthik_civpec@yahoo.co.in

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

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
/tools



Services we run
for you
/services



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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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.

