

PP

APPROVAL RECORD

Planning Permission

Mayiladuthurai

Mayiladuthurai 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.

From:

S. Sivakumar B.E.,
Assistant Director
District Town and Country Planning office
No.31. Kankodtha Pillaiyar Kovil Street,
Kamarajar Road,
Mayiladuthurai – 609 001
Mail Id: dtcpomayiladuthurai@gmail.com

To:

The Village Panchayat President
Sethirabalapuram Panchayat
Kuthalam Taluk
Mayiladuthurai District.

Roc. No. 700/2023 MD -2**Date: 28.07.2023**

Dear Sir,

Subject: Building Approval - District Town & Country Panning Office - Mayiladuthurai
District – Kuthalam Taluk- Sethirabalapuram Panchayat & Village S.F.No:
119/4A, 119/5, 118/3 & 118/2B - 2488 sq.m Plot area – Marriage hall building having
(Basement, Ground & First Floor only) FSI area of 1975.24 sq.m – Technical
Concurrence Issued - Forwarded for further action- Reg

Reference:

1. Applicant G. Ganasekaran, Kuthalam , Vide online application No:
SWP/BPA/0008312/2023 Dated 21.03.2023
2. G.O 79, Housing and Urban Development Department, Dated: 12.03.2020.
3. G.O 138, Housing and Urban Development Department, Dated 04.06.2004.
4. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O 01, Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O 53, Housing and Urban Development Department, Dated: 16.04.2018.
8. G.O.18, Municipal Administration and Water Supply Department, Dated: 04.02.2019.
9. G.O.16 Municipal Administration and Water Supply Department Dated: 31.01.2020.
10. G.O 18, Housing and Urban Development Department, Dated: 04.02.2019.
11. G.O 54, Housing and Urban Development Department, Dated: 12.03.2020.
12. Circular from the Director of Town and Country Planning, Roc No. 7486/2009/PA2,
Dated: 16.04.2009.
13. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc
No. 21075/2009/PA1, Dated: 27-06-2012.
14. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc
No. 12201/2017/PA1, Dated: 22-09-2017.

15. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 14227/2017/CP, Dated: 14-12-2017.
 16. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 and 14.08.2021 Reference:
 17. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 7963/2022/K2, Dated: 23.04.2022.
 18. District Officer, Fire and Rescue Department, Nagapattinam, Vide Letter Roc. No 3202/E1/2023 Dated 06.04.2023
 19. Demand payment Request Letter, Dated: 28.06.2022.
 20. Applicant Mr. G. Ganasekaran, Kuthalam demand remittance letter dated: 01.07.2023.
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With reference to the above cite 1, applicant has submitted application seeking building approval for the proposed Marriage hall building with an extent of 2488 sq.m plot area and (Basement, Ground & First Floor only) FSI area of 1975.24 sq.m at S.F.No: 119/4A, 119/5, 118/3 & 118/2B - Mayiladuthurai District, Kuthalam Taluk, Sethirabalapuram Panchayat & Village.

The application was scrutinized as per the rules prevailing, records perused and Site inspection was conducted. With reference to the letter 19 cited, Demand was issued to the applicant on 28.06.2023. Applicant remitted the required fees and submitted remittance letter in this office on 01.07.2023. Hence, technical sanction has been granted for the proposed Marriage hall building with a Site extent of 2488 Sq.m and Area of the Building as mentioned below at S.F.No: 119/4A, 119/5, 118/3 & 118/2B Mayiladuthurai District, Mayiladuthurai Taluk, Kuthalam Taluk, Sethirabalapuram Panchayat & Village.

The area details concurrence granted as follows:

Site area: 2488 sq.m

Sl.No	Floor Details	Building area		Total Built up area
		FSI Area in m ²	Non FSI Area in m ²	
1	Basement floor		965.78	965.78
2	Ground Floor	987.24		987.24
3	First Floor	988.00		988.00
4	Head room & Lift machine room		74.35	74.35
	Total	1975.24	1,040.13	3,014.37

Total FSI area: 1975.24 Sq.m

FSI = 0.76 < 2.0

The site boundary has been marked as “**ABCDEFGHIJK**” and the site approval has been accorded vide **SWP/L.P/D.T.C.P/Ma.Ma/ NO: 18/2023** and technical concurrence for the **Marriage Hall building** has been accorded vide **SWP/B.P/D.T.C.P/Ma.Ma/NO:07/2023** with the following special condition/Conditions:

1. If The OSR area has been earmarked, It is responsibility of owner to keep the OSR space as open area without any further development.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules 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.
4. Conditions mentioned in the No Objection Certificates obtained from the central and state Govt. Departments must be followed scrupulously.
5. 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.
6. “The Tamil Nadu Government in G.O (Ms) No 112, Housing and Urban Development Department dated 22.06.2017 have approved 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 Body of the letter: 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. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc.) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.
8. According to G.O No 18, Municipal Administration and Water Supply Department, Dated 04-02-2019 Construction continuation certificate should be obtained from this office for the planning permission approved building at the time of Plinth Level and Last Story itself. After Completion of the building works Completion Certificate to obtain from this by the applicant.
9. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
10. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And

under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval.

Head of Account: 0217 Urban Development – 60 other Urban Development Schemes – 800 her Receipts – AS Receipts under 1 Land Use Conversion Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

11. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 11. The permission granted by the competent authority shall not mean responsibility or clearance of the following aspects.

- a. Title or ownership of the site or building.
- b. Easement Rights.
- c. Structural Reports, Structural Drawing and Structural aspects.
- d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
- e. Workmanship, soundness of structure and materials used.
- f. Quality of building services and amenities the construction of building.
- g. Other requirements or licenses or clearance required for the site or premises or activity under various other laws.

Condition:

1. Solar water heating system to be provided to the proposed 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, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
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. As per GO No 341 Municipal Administration and Water Supply Department, dated 03.11.2004U Trap in the septic tank design to be provided.
8. Fly Ash bricks and Materials to be used Mandatory.
9. As per GO16 a display board of size 60cmx 120cmtobeerectedwhich shows site details, building details and municipality engineer details at the place of construction.

10. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.

11. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

12. 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.

13. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Local body if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.

14. Government Registered Electrical Contractor must be employed for wiring works during construction.

15. The applicant remitted the required fees given below for the proposed of Construction of **Marriage Hall Building**

Completion Certificate charges: 32419.00/- Dated 01.07.2023

Centage Charges for Land: 300.00/- Dated: 01.07.2023

Centage Charges for Building: 4000.00/- Dated: 01.07.2023

Display Board Charges: 10000.00/- Dated: 01.07.2023

Infrastructure and Amenities Charges: 377880.00/-Dated: 01.07.2023

OSR charges: 268704.00/- Dated 09.06.2023

Scrutiny Fees: 7,747.26 /- Dated: 21.03.2023

15. The Concurrence granted building plan & Proceedings enclosed herewith for further action. The Village Panchayat President, Sethirabalapuram Panchayat is requested to acknowledge the receipt of this order.

16. The applicant is requested to contact The Village Panchayat President, Sethirabalapuram Panchayat for final approval.

Assistant Director
District Town & Country Planning Office
Mayiladuthurai District

Encl: 1. Building Plan Map - 2 Nos.

Copy to.

Mr. G. Ganasekaran
Main Road,
Sethirabalapuram Village & Panchayat,
Kuthalam Taluk, Mayiladuthurai District -614712

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.

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Verify My Land

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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What you are allowed to build here: floor space, height, coverage and setbacks.

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Patta and Chitta

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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

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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.

