

PP

APPROVAL RECORD

Planning Permission

Nagapattinam
Nagapattinam district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

PURPOSE
Building Plan

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.

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 1/11/23 6:12 PM

From:

Joint Director / Deputy Director / Assistant

AA Complex, Public office road, Nagapattinam

TO:

The Village President,
Thirukuvalai Panchayat,
Nagapattinam District.

Online Application Number:

SWP/BPA/004897/2022

Submitted Date :

-

Sir,

Subject:

Building - Office of the District Town and Country Planning office - Nagapattinam District - The proposal for construction of Multipurpose Conference Hall building (Ground and First Floors) in S.F.No123A/10, Extent of 2352.00 Sq.m Thirukuvalai Village and Panchayat, Thirukuvalai Taluk, Nagapattinam District - Technical Clearance -Issued - Forwarded for further action – Reg

Reference:

1. Applicant Thiru.S.Selvam, Kadambadi, Vide Online Application No. SWP/BPA/004897/2022 Dt:28.12.2022
2. G.O.138 Housing and Urban Development Department dated 04.06.2004
3. G.O.86 Housing and Urban Development Department dated 28.03.2012
4. G.O.85 Housing and Urban Development Department dated 16.05.2017
5. G.O.1 Housing and Urban Development Department dated 05.01.2021
6. G.O.53 Housing and Urban Development Department dated 16.04.2018
7. G.O.18 Municipal and Administration and Water supply Department dated 04.02.2019
8. G.O.16 Municipal and Administration and Water supply Department dated 31.01.2020
9. G.O.18 Housing and Urban Development Department dated 04.02.2019
10. G.O.54 Housing and Urban Development Department dated 12.03.2020
11. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc.No.7486/2009/PA2, Dated: 16-04-2009
12. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc.No.21075/2009/PA1, Dated: 27-06-2012
13. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc.No.12201/2017/PA1, Dated: 22-09-2017
14. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc.No.12201/2017/PA1, Dated: 14-12-2017
15. 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
16. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc.No.47963/2022/K2, Dated: 23-04-2022
17. Demand payment Request Letter, Dated: 10.01.2023
18. Applicant Thiru.S.Selvam, Kadambadi remittance letter dated: 11.01.2023

Body of the letter: Order

The proposal received in the reference I st Cited for the proposed for construction of Multipurpose Conference Hall Building (Ground and First Floors) Extent of 2352.00 Sq.m in S.F.No. 123A/10, Thirukuvalai Panchayat and Village, Thirukuvalai Taluk, Nagapattinam District.

The application was processed as per the rules prevailing, records perused and Site inspection was conducted. With reference to the letter 18 cited, Demand was issued to the applicant on 10.01.2023 Applicant remitted the required fees and submitted remittance letter in this office on 11.01.2023

Nagapattinam District, Thirukuvalai Taluk, Thirukuvalai Panchayat and Village in S.F.No. 123A/10-2352.00 Sq.m The FSI area of the building 1355.00 Sq.m (Ground and First Floors) Site approval under earmarked "ABCDE" with also building plan Technical Clearance No.BP/DD-DTCP(NGT)NO:01/2023

Site Area :2352.00 sq.m

Description	FSI Area	Non FSI Area	Total Area
Ground Floor Area	676.82	-	676.82
First Floor Area	677.30	-	677.30
Head Room	-	23.17	23.17
Total Area	1354.12	23.17	1377.29
FSI = 0.58			

Special condition:

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. 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.
3. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
4. 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.
5. "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 advertises, 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 Regulatory Authority".
6. 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.

7. 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. Body of the letter:

8. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.

9. 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.

10. The Condition mentioned in the ordinance mentioned view seven should be followed:

- (i) The Applicant / Owner / Builder / promoter /Power of Attorney Holder and any other person who is acquiring interest on the property for which Technical Clearance is issued shall not put the building to use without obtaining Completion Certificate from The Deputy Director of Town and Country Planning Nagapattinam District.
- (ii) (a) The Applicant / Owner / Builder / promoter /Power of Attorney Holder and any other person who is acquiring interest on the property for which Technical Clearance is issued shall submit the application along with the plan showing the site Boundary. dimension of the building and the setback on all around and the plan must be authenticated by the applicant for the issue of Construction Continuance Certificate (CCC)
- (b) Also the Applicant / Owner / Builder / promoter /Power of Attorney Holder and any other person who is acquiring interest on the property for which Technical Clearance is issued shall submit the application along with the plan showing the Actual construction made at site when the construction is completed without any requirement of further civil works for the issue of Completion Certificate (CC)
- (iii) The Applicant / Owner / Builder / promoter /Power of Attorney Holder and any other person who is acquiring interest on the property for which Technical Clearance is issued, shall comply any other conditions / directions stipulated in the operational guidelines issued /subsequently to be issued by the DTCP

Condition:

1. After the Planning Permission issued by Deputy Director, Town and country planning nagapattinam district .
 - i).If the details given by the applicant is found to be false (or)
 - ii).If the applicant fails to follow the rules and Norms, the Deputy Director concern can cancel or revise the planning permission issued.
2. 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.
3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
4. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
5. 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.

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. As per GO No 341 Municipal Administration and Water Supply Department, dated 03.11.2004 U Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials to be used Mandatory.
10. As per GO 16 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.
11. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
12. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
13. 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.
14. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Panchayat President, Thirukuvalai Panchayat, if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
15. Government Registered Electrical Contractor must be employed for wiring works during construction. Special Conditions.
16. As per G.O.No.79 Department of Housing and Urban Development dated: 04.05.2017 in non planning areas has been requested to collect Rs.1000 as security fees for each plot, And under rule No.9 concerned local body should collect the 3% market value for land conversion charges before issuing the final approval.

Head of Account

0217 Urban development - 60 other development scheme - 800 other Receipts - As Receipts under Land use Conversion Charges - 27 Non Taxation fees - 09 Collections

(DPC: 0217-60-800-AS-22709)

The following fees are to be paid by the Applicant to the appropriate Government account head has been paid.

Scrutiny Fee:	6236.00/-	Dated: 28.12.2022
Centage Charges for Land:	300.00/-	Dated: 11.01.2023
Centage Charges for Building:	1500.00/-	Dated: 11.01.2023
CC Charges:	14832.00/-	Dated: 11.01.2023
Infrastructure and Amenities Charges:	254740.00/-	Dated: 11.01.2023
Security Deposit Charges:	127370.00/-	Dated: 11.01.2023
Display Board Charges:	1500.00/-	Dated: 11.01.2023

Encl:

Building Plan Map

Copy To

Thiru S.Selvam,
No.36,Neithal Nagar,
Kadambadi,
Nagapattinam - 611001

JD/DD/AD
District Town & Country Planning Office District

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
/landlens/one



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

