

PP

APPROVAL RECORD

Planning Permission

Salem

Namakkal 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 ASSISTANT DIRECTOR,

DISTRICT TOWN AND COUNTRY PLANNING OFFICE, NAMAKKAL

PRESENT: R.PREETHKUMAR B.E.,

ASSISTANT DIRECTOR

ONLINE BUILDING PLAN APPLICATION –

TECHNICAL CONCURRENCE (PLANNING AREA)



: SWP/BPA/092967/2024

Dated: 06.11.2024

Sir/Madam,

**Sub: Proposed construction of Government Bus Stand Commercial Building–
Online Application received – District Town and Country Planning
Office, Namakkal–Proposed Construction Bus Stand & Commercial
Shop Building with Ground Floor in a site bearing Ward–B, Block–31,
T.S.No.3/1 –Komarapalayam Agraharam Village– – Komarapalayam
Municipality & Taluk– Namakkal District with an site extent of
14730.58 Sq.m – Construction of Government Bus Stand &
Commercial Shop Building with a total FSI Area of 2561.09 Sq.m.
(Existing FSI Area of 579.48 Sq.m & Proposed FSI Area of 1220.65
Sq.m)– Technical Concurrence issued– Forwarded for further action–
reg.**

- Ref:**
- 1. Applicant The Commissionner, Komarapalayam Municipality vide
Online Application Ref No: SWP/BPA/092967/2024 Dated:
30.12.2023.**
 - 2. G.O.Ms. 220, Housing and Urban Development Department, Dated:
13.10.2010.**
 - 3. The Commissionner, Komarapalayam Municipality vide letter
Roc.No.E1/1331/2023,Dated.16.11.2023.**
 - 4. The District Officer, Fire and Rescue Service Department, Namakkal
Vide Letter K.Dis. No./10466/A/2024, Dated: 28.10.2024.**
 - 5. G.O. 167, Housing and Urban Development [UD5 (1)] Department,
Dated: 12.09.2022.**

6. Circular from the Director of Town and Country Planning, Chennai
Vide Letter Roc No.4367/2019/BA2, Dated: 05.02.2020,
14.08.2021 and 11.10.2021.
7. Circular from the Director of Town and Country Planning vide letter
Roc No. 7963/2022/K2, Dated:23.04.2022.
8. Circular from the Director of Town and Country Planning vide letter
Roc No.9611/2023–TCP5, Dated:25.04.2023.
9. Circular from the Director of Town and Country Planning vide letter
Roc No:7963/2022/K2,Dated:11.04.2023.
10. Circular from the Director of Town and Country Planning vide letter
Roc No.19093/2022TCP5, Dated: 20.4.2023.
11. G.O.Ms.138, Housing and Urban Development Department,
Dated:04.06.2004.
12. G.O.Ms. 86, Housing and Urban Development Department, Dated:
28.03.2012.
13. G.O.Ms. 85, Housing and Urban Development Department, Dated:
16.05.2017.
14. G.O.Ms. 01, Housing and Urban Development Department, Dated:
05.01.2021.
15. G.O.Ms. 53, Housing and Urban Development Department, Dated:
16.04.2018.
16. G.O.Ms No 18, Municipal Administration and Water Supply
Department, Dated: 04.02.2019.
17. G.O.Ms No 16, Municipal Administration and Water Supply
Department, Dated: 31.01.2020.
18. G.O Ms No 51, Municipal Administration and Water Supply
Department , Dated: 11.05.2020.
19. G.O.Ms. 18, Housing and Urban Development Department, Dated:
04.02.2019.

20. G.O.Ms. 54, Housing and Urban Development Department, Dated: 12.03.2020.
21. Circular from the Director of Town and Country Planning, Chennai vide Letter Roc No.7486/2009/BA2, Dated: 16.04.2009.
22. Circular from the Director of Town and Country Planning, Chennai vide Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
23. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.12201/2017/BA1, Dated: 22.09.17.
24. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 14227/2017/CP, Dated:14.12.2017.
25. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14063/2020/CP, Date:13.10.2020.
26. G.O.(Ms).No.53, Housing and Urban Development Department, Dated: 28.02.2024. [Government Gazette No.28, Part-II, Section 2, Dated. 10.07.2024].

The Proposal is received vide the reference 1st cited Online Application for the Proposed Construction Bus Stand & Commercial Shop Building in a site bearing Ward-B,Block-31,T.S.No.3/1,KomarapalayamAgraharam Village , Komarapalayam Municipality, Komarapalayam Taluk, Namakkal District with an site extent of 14730.58 Sq.m , Proposed Construction of Government Bus Stand & Commercial Shop Building with a total FSI Area of 2561.09 Sq.m.

The application was processed and scrutinized as per the prevailing rules & regulations, records perused and Site inspection was conducted. Hence, for the Proposed Construction Bus Stand & Commercial Shop Building with Ground Floor in a site bearing Ward-B,Block-31,T.S.No.3/1, Komarapalayam Agraharam Village , Komarapalayam Municipality, Komarapalayam Taluk, Namakkal District with an site extent of 14870.00 Sq.m the site Earmarked as "A to U" has been granted as

follows:

Site Area : 14730.58 Sq.m

EXISTING BUILDING AREA STATEMENT

BLOCK NAME	FLOOR BUILDING	FSI AREA in Sq.m.	NON FSI AREA in Sq.m.	TOTAL BUILT UP AREA in Sq.m.	BUILDING HEIGHT
SHOP BUILDING	GROUND FLOOR	131.64	–	131.64	3.76
AMMA UNAVAGAM	GROUND FLOOR	370.33	–	370.33	3.76
TOILET BLOCK	GROUND FLOOR	77.51	–	77.51	2.40
MOTHER'S FEED ROOM	GROUND FLOOR	33.09	–	33.09	2.40
TOTAL AREA		612.57	–	612.57	–

PROPOSED BUILDING AREA STATEMENT

BLOCK NAME	FLOOR BUILDING	FSI AREA in Sq.m.	NON FSI AREA in Sq.m.	TOTAL BUILT UP AREA in Sq.m.	BUILDING HEIGHT
BLOCK 01(Shop & Canopy Shed)	GROUND FLOOR	365.66	380.48	746.14	4.53
BLOCK 02(Restaurants 7 Tensile Shed)	GROUND FLOOR	453.33	380.48	833.81	4.53
BLOCK 03(Shop)	GROUND FLOOR	164.45	–	164.45	4.53
BLOCK 04(Market Shop)	GROUND FLOOR	73.33	–	73.33	4.53
BLOCK 05(Market Shop)	GROUND FLOOR	163.88	–	163.88	4.53
TOTAL AREA		1220.65	760.96	1981.61	–

Total FSI Area: 1833.22 Sq.m

$$\text{Floor Space Index} = \frac{1833.22}{14730.58} = 0.1244$$

The site is earmarked as "A to U" and Technical Concurrence is issued under section 49 of Town & Country planning Office for the Proposed Construction Bus Stand & Commercial Shop Building with Ground Floor has been accorded vide No

SWP/DTCP/NKL/BP No: 38/2024 with the following Special conditions:

Special Conditions:

1. The **OSR (1-8) area – 1487.47 Sq.m.** shown in the site plan is to be maintained by the applicant after getting permission from the Executive Authority of concerned Local Body As per Rule No. 41 (5) of TNCD & BR 2019.
2. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Technical Clearance is issued in accordance with the provisions of the Tamil Nadu 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. Technical Clearance 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 formed Ground level of the site shall be raised to 0.45m from the approach Road level.
6. 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.
7. "The Tamil Nadu Government in G.O.Ms.No 112, Housing and Urban Development Department dated: 22.06.2017 has 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".

8. 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.
9. **Construction Continuance Certificate for the said proposed Commercial Bus Stand building shall be issued only if the applicant complied with the approved plan of the building. The Existing building marked as "To be demolished" in the approved building plan shall be demolished by the applicant before applying for the issue of Construction Continuance Certificate.**
10. According to G.O No 18, Municipal Administration and Water Supply Department, Dated 04-02-2019 Construction Continuance Certificate should be obtained from this office for the planning permission approved building at the time of Plinth Level and Last Storey itself. After Completion of the building works Completion Certificate to obtain from this by the applicant.
11. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
12. 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.

13. It is only the responsibility of the builders to ensure the stability of the building.

14. Conditions stipulated in the Fire NOC cited in the reference 4th issued by District Fire Officer, Namakkal , Tamil Nadu Fire and Rescue Services, is to be followed scrupulously.

Conditions:

1. The Permit is furnished by virtue of Power Delegated by Single LPA under section 9(A) of Tamil Nadu Town and Country Planning Act 1971 (Act 35 of 1972) as amended by 22 of 1974.
2. After the issue of Planning permission by Member Secretary of Single LPA,
 - a) If the details given by the applicant is found to be false (or)
 - b) If the applicant fails to follow the rules and norms. The Member Secretary concerned can cancel (or) revise the Planning issued.
3. Planning Permission issued in accordance with under section of Tamil Nadu Town & Country Planning Act 1971.
4. According to section 79 of the Town and Country Planning Act 1971 (Act 35 of 1972) Any Person aggrieved by any decision or order of the planning Authority/Competent Authority under Section 49/47A of Sub Section (1) of Section 54 may appeal to the Director/The Government within two months from the date of on which the Decision or order was Communicated.
5. Solar water heating system to be provided to the proposed building. Solar photovoltaic panels to be erected at the 1/3 portion of total terrace area.
6. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
7. No additions / alterations to be made without necessary permission of this office.
In case any alterations required proper revised approval should be obtained.

8. 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.
9. 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.
10. Mosquito netting to be provided at OHT and well.
11. 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.
12. Fly Ash bricks and Materials to be used Mandatory.
13. As per GO Ms No.18 and 16 of Municipal Administration and Water Supply Department Dated: 04.02.2021 and 31.01.2020, a Display Board of size 60cm x 120cm to be erected which shows Site details, Building details and Municipality Engineer details at the place of construction.
14. In case the documents submitted for approval found fake/false the Technical Concurrence would be cancelled without intimation to the applicant.
15. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
16. 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.
17. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by **The Commissioner, Komarapalayam Municipality, Namakkal District**, if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
18. **Government Registered Electrical Contractor must be employed for wiring works during construction. As Per G.O.18, Municipal and Administration and Water Supply Department, Dated: 04.02.2019 Rules No: 65, in every Public Building, closed circuit Television units shall be installed at rate one unit for every 300 Sq.m of floor area and thereof.**

The applicant remitted the required fees given below for the Proposed
Construction Bus Stand & Commercial Shop Building.

1.	Scrutiny Fees	:	As per G.O.Ms No 18, Municipal Administration and Water Supply Department, Dated: 04.02.2019 TNCDBR Part-II Rule 6(5) Government Departments are exempted from the payment of scrutiny fee or any other fee or charge.
2.	Centage Charges for Buildings	:	
3.	Centage Charge for Lands	:	
4.	Infrastructure and Amenities Charges	:	
5.	CC Charge	:	
6.	Security Charges	:	
7.	Display Board Charges	:	
8.	Development Charges for Lands	:	
9.	Development Charges for Buildings	:	
10.	Subdivision Charges	:	

The Proposal is the Proposed Construction Bus Stand & Commercial Shop Building
as per the section 49 of Town and Country Planning Act 1971. The Technical
Concurrence for the Commercial Building has been issued as **SWP/DTCP/NKL/BP No:
38/2024.**

Enclosure

Building Plan Map-1 Copy

Assistant Director,
District Town & Country Planning Office,
Namakkal.

To

The Commissioner,
Komarapalayam Municipality,
Komarapalayam Taluk,
Namakkal District.

Copy To:

The Chairman,
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.

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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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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.

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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

Verified RealEstate
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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.

