

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 (Non-Planning Area)

SWP/BPA/0414443/2024

Dated: 06.02.2025

Subject:

Commercial Building– Online Application received – District Town and Country Planning Office, Namakkal– The Proposed Construction of RCC Terraced roof Hotel cum Restaurant Building in a site bearing S.F.No:87/2B1 in Pappinaickenpatti Village – Namakkal Corporation & Taluk – Namakkal District with Site Extent of 8382.00 Sq.m. and FSI Area of 3242.36Sq.m – Non Planning Area – Revised Technical Concurrence issued– Forwarded for further action–Reg.

Ref:

1. Applicant Mr.K.Sundaram , Namakkal District vide Online Application Ref No: SWP/BPA/0414443/2024, Dated: 13.12.2024.
2. The Assistant Director, Directorate of Town & Country Planning Office, Namakkal District Office vide online application Ref No: SWP/BPA/00749/2023, Dated: 20.02.2023. (Technical Concurrence issued on 21.04.2023 vide PP No. 136/2023).
3. G.O.Ms. No:79, Housing and Urban Development Department, Dated:04.05.2017.
4. Joint Director Agriculture Department, Namakkal vide Letter K.Dis.No. E4/2427/2023, Dated: 28.02.2023. (Dry Land NOC Letter).
5. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.4367/2019/BA2, Dated: 05.02.2020, 14.08.2021 &

11.10.2021.

6. Circular from the Director of Town and Country Planning vide letter Roc No. 7963/2022/K2, Dated: 23.04.2022.
7. Circular from the Director of Town and Country Planning vide letter Roc No.9611/203–TCP5, Dated: 25.04.2023.
8. Circular from the Director of Town and Country Planning vide letter Roc No:7963/2022/K2, Dated:11.04.2023.
9. Circular from the Director of Town and Country Planning vide letter Roc No.19093/2022TCP5, Dated: 20.4.2023.
10. G.O.Ms.No:138, Housing and Urban Development Department, Dated: 04.06.2004.
11. G.O.Ms.No:86, Housing and Urban Development Department, Dated: 28.03.2012.
12. G.O.Ms.No:85, Housing and Urban Development Department, Dated: 16.05.2017.
13. G.O.Ms.No:01, Housing and Urban Development Department, Dated: 05.01.2021.
14. G.O.Ms.No:53, Housing and Urban Development Department, Dated: 16.04.2018.
15. G.O.Ms No 18, Municipal Administration and Water Supply Department, Dated: 04.02.2019.
16. G.O.Ms No 16, Municipal Administration and Water Supply Department, Dated: 31.01.2020.
17. G.O Ms No 51, Municipal Administration and Water Supply Department, Dated: 11.05.2020.
18. G.O.Ms.No:18, Housing and Urban Development Department, Dated: 04.02.2019.
19. G.O.Ms.No:54, Housing and Urban Development Department, Dated:

12.03.2020.

20. G.O.Ms.No:69, Housing and Urban Development Department, Dated:
11.03.2024.

21. G.O.Ms.No:70, Housing and Urban Development Department, Dated:
11.03.2024.

22. G.O.Ms.No:123, Housing and Urban Development Department, Dated:
28.06.2024.

23. Circular from the Director of Town and Country Planning vide letter Roc
No. 7486/2009/BA2, Dated: 16- 04- 2009.

24. Circular from the Director of Town and Country Planning, Chennai Vide
Letter Roc No. 21075/2009/BA1, Dated: 27-06-2012.

25. Circular from the Director of Town and Country Planning, Chennai Vide
Letter Roc No.12201/2017/BA1,Dated: 22- 09-2017.

26. Circular from the Director of Town and Country Planning, Chennai Vide
Letter Roc No. 14227/2017/CP, Dated:14. 12.2017.

27. Circular from the Director of Town and Country Planning, Chennai Vide
Letter Roc No.14063/2020/CP, Dated:13.10.2020.

28. G.O.(Ms). No.58 Municipal Administration and Water Supply
Department, dated.15.03.2024.

29. The District Officer, Fire and Rescue Service Department, Namakkal, Vide
Letter K. Dis.No:12891/A/2024, Dated: 27.12.2024. (No Objection
Certificate).

30. The Manager, Karur Vysya Bank, Salem vide letter,Dated.27.12.2024.

31. The President, Pappinaickenpatti Panchayat vide letter K.Dis.No.01/2023-
24, Dated.11.05.2023. (Building Approval).

32. This Office Online Demand Payment Request Letter, Dated: 26.01.2025 &
27.01.2025 (OSR Charges , Centage Charges etc.)

33. Applicant Mr.K.Sundaram Namakkal District vide Online Application Ref

No: SWP/BPA/0414443/2024, Demand Remittance letter, Dated:
26.01.2025 & 30.01.2025. (OSR Charges , Centage Charges etc.)

With reference to the 2nd cited letter, The Assistant Director, District Town & Country Planning Office, Namakkal District, Namakkal Corporation & Taluk, Pappinaickenpatti Village in S.F.No:87/2B1 with site area of 8382.00 Sq.m and FSI Area of 2624.80 Sq.m has been already approved.

Now with the reference 1st cited letter the applicant Mr.K.Sundaram has requested for the proposed additional construction of the Hotel cum Restaurant Building with Block-01 (Ground Floor + 3 Floors), Block-02 (Ground Floor), Block-03 (Ground Floor) & Block-04 (Ground Floor) of Namakkal, District Namakkal Corporation & Taluk, Pappinaickenpatti Village in S.F.No:87/2B1 with site area of 8382.00 Sq.m and FSI Area of 3242.36 Sq.m

The application was processed and scrutinized as per the prevailing rules & regulations, records perused and Site inspection was conducted. With reference to the letter 32nd cited, Demand was raised against the applicant on 26.01.2025 & 27.01.2025. The Applicant remitted the required fees and submitted the remittance letter to this office on 26.01.2025 & 30.01.2025.

Hence, the Revised Proposed construction of RCC Terraced roof Hotel Cum Restaurant Building with Block-01 (Ground Floor + 3 Floors),Block-02 (Ground Floor), Block-03 (Ground Floor) & Block-04 (Ground Floor) in a site bearing S.F.No:87/2B1 in Pappinaickenpatti Village, Namakkal Corporation & Taluk , Namakkal District with a Site Extent of 8382.00 Sq.m. and FSI Area of 3242.36 Sq.m , the site earmarked as **ABCDE** has been granted as follows:

Area Details :

ASPER PATTA	-	8382.00 sqm
ASPER DOCUMENT	-	8380.00 sqm
ASPER SUPER IMPOSED SITE AREA	-	8594.00 sqm

Block Details	Block Name & Floor Details	FSI Area (in sqm)	Non FSI Area (in sqm)	Total Built Up Area (in sqm)
Block-01	Existing Building Approved by The Assistant Director, District Town & Country Planning Office Namakkal.			
	Existing Ground Floor	1389.22	–	1389.22
	Additional Construction of Proposed Ground Floor	8.08	–	8.08
	Existing First Floor	627.79	–	627.79
	Additional Construction of Proposed First Floor	69.35	–	69.35
	Existing Second Floor	627.79	–	627.79
	Additional Construction of Proposed Second Floor	86.25	–	86.25
	Additional Construction of Proposed Third Floor	292.60	–	292.60
	Additional Construction of Proposed Head Room Area	–	29.05	29.05
Block-02	Additional Construction of Proposed Toilet Ground Floor	62.65	–	62.65
Block-03	Additional Construction of Proposed Dormitory Ground Floor	80.43	–	80.43
Block-04	Additional Construction of Proposed EB Room Ground Floor	17.48	–	17.48
	Total Area	3242.36	29.05	3271.49

Total FSI = (Existing – 2624.80 Sq.m) + (Additional– 617.56 Sq.m) = 3242.36 Sq.m.

Floor Space Index – $3242.36 / 8382.00 = 0.387$

Plot Coverage Index – $1538.58 / 8382.00 = 18.36\%$

The site is earmarked as "**ABCDE**" and the Revised Technical Concurrence for the Hotel cum Restaurant Building as per the section 47A of Town and Country Planning Act 1971, has been accorded vide No. **SWP/DTCP/NKL/BP No: 05/2025** (This Revises SWP / DTCP/ NKL /BP No. 136/2023) with the following Special conditions:

1. For the **OSR Site 838.20 Sq.m** necessary charges have been paid by the applicant as per the guideline value of the proposed site as per the reference 32nd cited.

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. Technical Concurrence 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 Concurrence 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. 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 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".

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. 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 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. As per G.O.79 in the reference 3rd cited, the Proposed Commercial Building lies in Non-Planning area, the final approval shall be given by the Local Authority only after collecting Rs.1000/- as Scrutiny fees as per rule 3 and 3%

of the Market Value of the site as Land Use conversion charges should be collected before issuing the final approval.

Head of Account:

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

11. Conditions stipulated in the Fire NOC cited in the reference 29th letter issued by District Fire Officer, Tamil Nadu Fire and Rescue Services Department, Namakkal is to be followed scrupulously.

12. 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.

General Conditions:

1. 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.
2. Solar water heating system to be provided to the proposed building. Solar photo voltaic panels have 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. 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 03.11.2004. U Trap in the septic tank design to be provided.
8. Fly Ash bricks and Materials to be used Mandatory.
9. With reference to the 15th, 16th & 22nd cited G.O and 31.01.2020, 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.
10. In case the documents submitted for approval found fake/false 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 Commissioner , Namakkal Corporation , Namakkal District** 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.

The applicant remitted the required fees given below for the Revised Proposed Construction of RCC Terraced roof Hotel cum Restaurant Building.

S.No	Fees & Charges	Already Remitted Fees paid dated 12.04.2023 (Approved vide 136/2023)	Balance Fees Remitted dated 30.01.2025 for the proposed Additional FSI area	Total Fees
1	Scrutiny Fees	Rs.17925 /-dt 20.02.2023.	Rs.15680/ dt 13.12.2024	Rs. 33605/-
2	OSR Charges	Rs.695540/- dt 06.04.2023.	Rs.340475/- dt 26.01.2025	Rs. 1036015/-
3	Centage Charges for Building	Rs.15700/-	Rs.1800/-	Rs.17500/-
4	Centage Charge for Land	Rs.300/-	Rs.300/-	Rs.600/-
5	Infrastructure and Amenities Charges	Rs.493500/-	Rs. 117500/-	Rs.611000/-
6	Development Charge for Building	-	Rs. 33000/-	Rs.33000/-
7	Development Charge for Land	-	Rs. 33528/-	Rs.33528/-
8	Security Deposit	Rs.246750/-	Rs.58750/-	Rs.305500/-
9	CC Charges	Rs.32289/-	Rs.3229/-	Rs.35518/-
10	Shelter Charges	-	Rs.3708/-	Rs.3708/-
11	Display Board Charges	Rs.1500/-	-	Rs.1500/-

The Revised proposed Construction of RCC Terraced roof Hotel cum Restaurant Building in a site bearing S.F.No:87/2B1 in Pappinaickenpatti Village, Namakkal Corporation & Taluk , Namakkal District as per the section 47A of Town and Country Planning Act 1971, the **Revised Technical Concurrence** for the Commercial Building has been issued as **SWP/DTCP/NKL/BP No: 05/2025**.
(This Revises SWP / DTCP/ NKL /BP No. 136/2023).

Enclosure:

Building Plan Map-1 Copy

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

To

The Commissioner,
Namakkal Corporation,
Namakkal District.

Copy To:

1. Mr.K.Sundaram ,
D.No.2/440, Karungalpudhur ,
Pappinaickanpatti Village ,
Namakkal.
2. 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.

[/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.

