

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: THIRU .R. PREETHKUMAR B.E.,
ASSISTANT DIRECTOR
ONLINE BUILDING PLAN APPLICATION
TECHNICAL CONCURRENCE

Application No: SWP/BPA/0706833/2025 Dated: 19.12.2025

Sir/Madam,

Subject:

Residential Building (JUDICIAL OFFICERS QUARTERS)–Online Application
Received – District Town and Country Planning Office – The Existing and
Proposed Construction of RCC Terrace Roof Existing Block A having G+1 Floor
& Block – B having Ground Floor and Proposed Block 1 to 4 having G+1 Floor
& Block 5 to 8 having Ground Floor with Total 7 nos of dwelling Units in the
Residential building with total FSI area 1948.68 sqm in site bearing S.F.No:
14/3B & 15/2 at Thummankurichi Village – Namakkal Corporation – Namakkal
Taluk – Namakkal District with a Site extent of 8808.00 sqm – Technical
concurrence issued – Forwarded for further action – Reg.

Ref:

1. Applicant M/s. The Principal District Judge, Combined Court Campus, Namakkal
District vide Online Application Reference No SWP/BPA/0706833/2025,
Received Dated: 19.11.2025.
2. G.O.167, Housing and Urban Development Department (UD5(1)) dated
12.09.2022.
3. Proceedings of Special Commissioner & Revenue Administration Commissioner
Chennai vide letter Na.Ka.Va.Ni.4(2)/38964/98 dated 19.09.2002.
(Enter upon Order) .
4. G.O.(2D).No.332, Home (Courts III) Department dated 05.11.2024. (Sanction
of Expenditure for District and Subordinate Courts) .
5. The Proceedings of District Collector ,Namakkal District vide letter

ROC.No.32601/2025-H1 dated.10.10.2025.

6. Circular from the Director of Town and Country Planning, Chennai letter ROC.No. 4367/2019/BA2 dated. 05.02.2020, 14.08.2021& 11.10.2024.
7. Circular from the Director of Town and Country Planning, Chennai letter ROC.No.7963/2022/K2 dated.11.10.2021 & 11.04.2023.
8. Circular from the Director of Town and Country Planning, Chennai letter ROC.No.19093/2022-TCP5 dated. 20.04.2023.
9. Circular from the Director of Town and Country Planning, Chennai letter ROC.No.9611/2023-TCP5 dated. 25.04.2023.
10. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2024.
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.1, 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, Department of Municipal Administration and Water Supply, Dated: 04.02.2019
16. G.O.Ms.No.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
17. G.O.Ms.No.51, Department of Municipal Administration and Water Supply, Dated:11.05.2020
18. G.O.Ms.No.69, Housing and Urban Development Department, Dated: 11.03.2024
19. G.O.Ms.No.70, Housing and Urban Development Department, Dated: 11.03.2024
20. G.O.Ms.No.54, Housing and Urban Development Department, Dated: 12.03.2020
21. G.O.Ms.No.01, Housing and Urban Development Department, Dated: 02.01.2023.
22. G.O.Ms.No.225, Housing and Urban Development Department dated 26.11.2024.

23.Circular from the Director of Town and Country Planning, Chennai Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.

24.Circular from the Director of Town and Country Planning, Chennai Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.

25.Circular from the Director of Town and Country Planning, Chennai Letter Roc No. 14227/2017/CP, Dated: 14.12.2017.

26.Circular from the Director of Town and Country Planning, Chennai Letter Roc No. 14227/2017/CP, Dated: 14.12.2017.

27.Circular from the Director of Town and Country Planning, Chennai Letter Roc No. 9611/2023/TCP5, Dated: 25.04.2023.

A Proposal is received vide reference 1st Cited Online Application for the The Existing and Proposed Construction of RCC Terrace roof Existing Block A having G+1 Floor & Block – B having Ground Floor and Proposed Block 1 to 4 having G+1 Floor & Block 5 to 8 having Ground Floor with Total 7 nos of dwelling Units in the Residential building with total FSI area 1948.68 sqm in site bearing S.F.No: 14/3B & 15/2 at Thummankurichi Village in Namakkal Corporation in Namakkal Taluk / Namakkal District with a Site extent of 8808.00 sqm.

The application was processed and scrutinized as per the prevailing rules & regulations, records perused and Site inspection was conducted. Since the Residential Judicial Officers Quarters building is being a Government Building, Govt.Departments are Exempted from payment as per Rule No 6(5) of TNCD&BR 2019.

For the Existing and Proposed Construction of RCC Terrace roof Existing Block A having G+1 Floor & Block – B having Ground Floor and Proposed Block 1 to 4 having G+1 Floor & Block 5 to 8 having Ground Floor with Total 7 nos of dwelling Units in the Residential building with total FSI area 1948.68 sqm in site bearing S.F.No: 14/3B & 15/2 at Thummankurichi Village in Namakkal Corporation/ Namakkal Taluk in Namakkal District , the site earmarked as "A to K "and the Technical Concurrence

for the Proposed Residential building (Judicial Officers Quarters) is issued as follows with following details.

2. The area statement for the Proposed Residential Building is given below.

Area of Site:

As per Patta – 8808.00 Sq.m.
As per Super Imposed Site Area – 8808.00 Sq.m.

Existing and Proposed Residential (Judicial officers Quarters) Building Area:

Description	FSI Area in (Sq.m)	Non-FSI Area in (Sq.m)	Deduction Area	Total Built-up area in (Sq.m)
Existing Building :				
Block A: (QUARTERS FOR JUDICIAL MAGISTRATE)				
Ground Floor	179.38	–	–	179.38
First Floor	179.38	–	–	179.38
Terrace Floor	–	18.44	–	18.44
Total	358.76	18.44	–	377.20
Block B : (GARAGE & SERVANT TOILET)				
Ground Floor	71.84	–	–	71.84
Total	71.84	–	–	71.84
Grand Total (Block A + Block B)	430.60	18.44	–	449.04
PROPOSED BUILDING :				
Block 1 (QUARTERS FOR JUDICIAL MAGISTRATE)				
Ground Floor	220.60	–	–	220.60
Block 2 (QUARTERS FOR DISTRICT JUDGE)				
Ground Floor	246.60	36.91	–	283.51
First Floor	91.67	–	12.00	103.67
Terrace Floor	–	14.39	–	14.39
Total	338.27	51.30	12.00	401.57
Block 3 (QUARTERS FOR DISTRICT JUDGE)				
Ground Floor	246.60	36.91	–	283.51
First Floor	91.67	–	12.00	103.67
Terrace Floor	–	14.39	–	14.39
Total	338.27	51.30	12.00	401.57
Block 4 (QUARTERS FOR SUB JUDGE)				
Ground Floor	267.26	–	–	267.26
First Floor	238.01	–	–	238.01
Terrace Floor	–	17.32	–	17.32

Total	505.27	17.32	–	522.59
Block 5 (SERVENT TOILET)				
Ground Floor	12.65	–	–	12.65
Block 6 (SERVENT TOILET)				
Ground Floor	12.65	–	–	12.65
Block 7 (GARAGE)				
Ground Floor	30.43	–	–	30.43
Block 8 (GARAGE)				
Ground Floor	59.94	–	–	59.94
Proposed Building	1518.08	119.92	24.00	1662.00
Grand Total – (Block 1 to 8)				
GRAND TOTAL AREA:				
Existing Building – Grand Total (Block A + Block B)	430.60	18.44	–	449.04
Proposed Building Grand Total – (Block 1 to 8)	1518.08	119.92	24.00	1662.00
GRAND TOTAL	1948.68	138.36	24.00	2111.04

FSI Area : 1948.68 sqm
 Floor Space Index : $1948.68/8808.08 = 0.22 < 2.00$
 OSR Provided : 1002.29 sqm (11.38%)

Description	Required	Provided
Car Parking (including DA Parking)	26 Nos	26 Nos
Two Wheeler Parking (including DA Parking)	Nil	15 Nos

The boundary of the site has been earmarked as 'A to K' & Technical Concurrence is issued under section 47–A of Town and Country Planning Act , 1971& numbered as **B.P/DTCP No: 55/2025**.with the following Special and General conditions.

1. The OSR Area (1 to 5) 1002.29 sqm (11.38%) shown in the site plan should be retained as Open Space reservation as per TNCDDBR, 2019 Rule No.41(1)(i) and in the reference 2nd cited G.O.
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. 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.
5. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage.
6. 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.

7. 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.
8. **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 be obtained from this office by the applicant.**
9. **As the Flow line passes in S.F.No.14/1 , the 3 m wide buffer zone is earmarked in the site plan where the construction activities / Developments are prohibited.**
10. **As per G.O.Ms.No 171 H&UD Dated 30.10.2025, For residential buildings except building upto 14m height not exceeding 8 dwelling units or 750 sqm**

of builtup area , a charging point for Electric Vehicle shall be provided for each of the required car parking space and Two wheeler space . In buildings where the number pf dwelling units exceeds 50, car and Two wheeler parking space earmarked for visitors shall be provided with fast charging points .

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. 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** 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 Residential Building (Judicial officers Quarters) as follows;

S.No	Fees & Charges	Fees Remitted by the Applicant
1	Scrutiny Fees	Govt. Departments are Exempted from payment as per Rule No 6(5) of TNCD& BR 2019.
2	Centage Charges for Building	
3	Centage Charge for Land	
4	I&A Charges	
5	Development Charge for Building	
6	Development Charge for Land	
7	Security Deposit	
8	Completion Certificate Charges	
9	Shelter Charges	
10	Display Board Charges	
11	Premium FSI Charges & other Charges etc...	

Hence, for the Existing and Proposed Construction of RCC Terrace roof Existing Block A having G+1 Floor & Block – B having Ground Floor and Proposed Block 1 to 4 having G+1 Floor & Block 5 to 8 having Ground Floor with Total 7 nos of dwelling Units in the Residential building with total FSI area 1948.68 sqm in site bearing S.F.No: 14/3B & 15/2 at Thummankurichi Village in Namakkal Corporation/ Namakkal Taluk in Namakkal District with a Site extent of 8808.00 sqm, Technical Concurrence is issued under section 47–A of Town and Country Planning Act, 1971 vide **BP/DTCP.No.55/2025** .

Enclosure:

Building Plan Map–1 Copy

e–Sign
Assistant Director,
District Town & Country Planning Office,
Namakkal.

To

The Commissioner,
Namakkal Corporation ,
Namakkal District.

Copy To

The Principal District Judge ,
Combined Court Campus ,
Namakkal 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.

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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.

[/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

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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.

