PP APPROVAL RECORD

Planning Permission

Survey 1/36 and 1 more

Namakkal taluk

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: Mr.R.PREMKUMAR M.E.,

ASSISTANT DIRECTOR

ONLINE BUILDING PLAN APPLICATION

TECHNICAL CONCURRENCE

Application No:SWP/BPA/0920031/2026 **Dated: 26.10.2026**

Sir/Madam,

Subject:

Commercial Building – Online Application received – District Town and Country Planning Office, Namakkal – The Proposed Construction of RCC Roof Commercial Building having Stilt Floor +2 Floors with an Total FSI Area 497.28 sqm in site bearing New T.S.No. 1/36, 1/37 of Block– 1, Ward– B – Namakkal City Municipal Corporation – Namakkal Taluk & District with a site extent of 501.40 sqm –Planning Area – Technical Concurrence issued – Forwarded for further action – Regarding.

Ref:

1. Applicant Mrs.Poongothai, Namakkal District vide Online Application Ref No: SWP/BPA/0920031/2026 Dated: 07.08.2026.
2. G.O.Ms.No. 05 Housing and Urban Development Department Dated 31.01.2000 (Namakkal Masterplan Review Approved).
3. The District Officer, Fire and Rescue Service Department, Namakkal, Vide LetterPP NOC No:11804/NOC/NMSB/2026 dated 20.08.2026. (No Objection Certificate).
4. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.4367/2019/BA2, Dated: 05.02.2020, 14.08.2026.
5. Circular from the Director of Town and Country Planning vide letter Roc No. 7963/2022/K2, Dated: 23.04.2022.
6. Circular from the Director of Town and Country Planning vide letter Roc No.9611/2023–TCP5, Dated: 25.04.2023.
7. Circular from the Director of Town and Country Planning vide letter Roc No:7963/2022/K2, Dated:11.04.2023.
8. Circular from the Director of Town and Country Planning vide letter Roc No.19093/2022TCP5, Dated: 20.4.2023.
9. G.O.Ms. No:138, Housing and Urban Development Department, Dated: 04.06.2004.

10. G.O.Ms.No:86, Housing and Urban Development Department, Dated: 28.03.2012.
11. G.O.Ms.No:85, Housing and Urban Development Department, Dated: 16.05.2017.
12. G.O.Ms.No:01, Housing and Urban Development Department, Dated: 05.01.2021.
13. G.O.Ms.No:53, Housing and Urban Development Department, Dated: 16.04.2018.
14. G.O.Ms No 18, Municipal Administration and Water Supply Department, Dated: 04.02.2019.
15. G.O.Ms No 16, Municipal Administration and Water Supply Department, Dated: 31.01.2020.
16. G.O Ms No 51, Municipal Administration and Water Supply Department, Dated: 11.05.2020.
17. G.O.Ms.No:18, Housing and Urban Development Department, Dated: 04.02.2019.
18. G.O.Ms.No:54, Housing and Urban Development Department, Dated: 12.03.2020.
19. G.O.Ms.No:69, Housing and Urban Development Department, Dated: 11.03.2024.
20. G.O.Ms.No:70, Housing and Urban Development Department, Dated: 11.03.2024.
21. G.O.Ms.No:123, Housing and Urban Development Department, Dated: 28.06.2024.
22. G.O.Ms.No171 , Housing and Urban Development Department dated 31.10.2025
23. G.O.(Ms). No.58 Municipal Administration and Water Supply Department, dated15.03.2024.
24. G.O.Ms.No 201, Housing and Urban Development Department dated 19.12.2025
25. G.O.Ms.No 55, Housing and Urban Development Department dated 08.10.2025.
26. Circular from the Director of Town and Country Planningvide letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
27. Circular from the Director of Town and Country Planning,Chennai Vide Letter Roc No. 21075/2009/BA1, Dated: 27-06-2012.
28. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.12201/2017/BA1,Dated: 22- 09-2017.

29. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 14227/2017/CP, Dated:14.12.2017.
30. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14063/2020/CP, Dated:13.10.2020.
31. ThisOfficeOnline Demand Payment Request Letter, Dated: 15.10.2026 (I&A Charges, Centage Charges etc.)
32. Applicant Mrs.Poongothai, Namakkal District vide Online Application Ref No: SWP/BPA/0920031/2026 Dated. 15.10.2026 and 23.10.2026(OSR Charges and I&A Charges, Centage Charges etc.)

A proposal is received vide the reference 1st cited online application for the Proposed Construction of RCC Roof Commercial Building having Stilt Floor + 2 Floors with an Total FSI Area 497.28 sqm site bearing T.S.No. 1/36, 1/37 of Block– 01, Ward–B, Namakkal City Municipal Corporation, Namakkal Taluk & District with a site extent of 313.50 sqm.

The application was processed and scrutinized as per the prevailing rules& regulations, records perused and Site inspection was conducted. Withreference to the letter 31thcited, Demand was raised against the applicant on 15.10.2026. Applicant remitted the required fees vide 32threfcited on 15.10.2026.

For the Proposed Construction of RCC Roof Commercial Building having Stilt Floor + 2 Floors with an Total FSI Area 497.28 sqm in site bearing T.S.No. 1/36, 1/37 of Block–19, Ward–B in Namakkal City Municipal Corporation, Namakkal Taluk & District.

The site earmarked as **"ABCD"** has been granted as follows:

Area Details :

Area of site asper Document – 501.40 sqm
Area of site asper Patta – 501.40 sqm
Area of Superimposed – 501.40 sq.m

Description	FSI Area in (Sq.m)	Non–FSI Area in (Sq.m)	Total Built– up area in (Sq.m)
Stilt Floor Area	–	248.64	248.64
First Floor	248.64	–	248.64
Second Floor	248.64	–	248.64
Terrace Floor	–	27.76	27.76
Total	**497.28**	**276.40**	**773.68**

FSI= 497.28/501.40 = 0.99<2.0

The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above Commercial Building and numbered as **SWP/DTCP/NKL/BP No: 47/2026** with the following Special conditions:

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

2. **Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.**

3. 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.

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 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".

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

8. 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.

9. Conditions stipulated in the Fire NOC cited in the reference 3rd issued by District Fire Officer, Namakkal, Tamil Nadu Fire and Rescue Services, is to be followed scrupulously.

10. **According to G.O No 18, Municipal Administration and Water SupplyDepartment, 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.**

11. **As per G.O.Ms.No 171 in the reference 22rd cited ,Forcommercial,industrial and institutional buildings exceeding 300 sq.m Floor space Index area , a minimum of ten percent (10%) of car or two wheeler parking spaces shall be earmarked for electrical vehicles and shall be provided with fast charging points .**

General Conditions:

1. The Permit is furnished by virtues 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) revised the Planning issued.

3. 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.

4. 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.

5. 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.

6. 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.
7. 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.

8. Mosquito netting to be provided at OHT and well.

9. 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.

10. Fly Ash bricks and Materials to be used Mandatory.

11. With reference to the 14th,& 15th 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.

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

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

14. 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.

15. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by **TheCommissioner, Namakkal Municipal Corporation**if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.

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

The applicant remitted the required fees for Proposed Construction of R.C.Croof Commercial Building as below.

S.No	Fees & Charges	Fees Remitted by Applicant
1	Scrutiny Fees	Rs. 2495/- dated 07.08.2026
2	OSR Charge	Rs. 2159029/- dated 15.10.2026
3	Centage Charge for Land	Rs. 1200/- dated 23.10.2026
4	Centage Charges for Building	Rs. 1200/- dated 23.10.2026
5	Infrastructure and Amenities Charges	Rs. 94376/- dated 23.10.2026
6	Development Charge for Building	Rs.8000/-dated 23.10.2026
7	Development Charge for Land	Rs.2020/- dated 23.10.2026
8	Security Deposit	Rs. 47188/- dated 23.10.2026

9	CC Charges	Rs. 8611/- dated 23.10.2026
10	Display Board Charges	Rs. 1500/- dated 23.10.2026
11	Flag Day Fund	Rs. 5000/- dated 26.10.2026

Hence, For the Proposed Construction of RCC Roof Commercial Building having Stilt Floor + 2 Floors with an Total FSI Area 497.28 sqm in site bearing T.S.No. 1/36, 1/37 of Block- 01, Ward- B in Namakkal City Municipal Corporation, Namakkal Taluk & District with a site extent of 501.40 sqm, the Technical Concurrence for the Commercial Building is issued under section 49 of Town and Country Planning Act 1971 as **SWP/DTCP/NKL/BP No: 47/2026.**

Enclosure:

Building Plan Map-1 Copy eSign

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

To

The Commissioner,
Namakkal Municipal Corporation,
Namakkal District.

Copy To

Mrs. Poongothai,
T.S. No. 1/36, 1/37,
Namakkal Town,
NamakkalDistrict-637001.

THE LANDLENS SUITE

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

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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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Verified RealEstate™

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
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+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.