

PP

APPROVAL RECORD

Planning Permission

Salem

Pudukkottai 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 DEPUTY DIRECTOR (i/c)
PUDUKKOTTAI DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: Ar.Prabakaran.A.B.Arch.M.C.P.
Online Building Plan Application- Technical Concurrence issued

Application Number : SWP/BPA/0114765/2024

Dated: 18.04.2024

Sir,

Subject

Residential Apartment Building - District Town and Country Planning - Pudukkottai – Proposed Construction of Residential Apartment Building – Extent of 705.60 Sqm – Plot No:8,9,10,11 of J.V.Garden - T.S.No.8619/16 - Block No.90 – Ward -A - Pudukkottai Municipality - Pudukkottai District - Technical Concurrence issued – Forwarded for further action-reg.

Reference

1. Applicant Thiru. C MUTHU MANIKANDAN, online application No. SWP/BPA/0114765/2024, Dated: 03.01.2024.
2. G.O.79, Housing and Urban Development Department Dated.12.03.2020.
3. G.O.138, Housing and Urban Development Department, Dated.04.06.2004.
4. G.O.86, Housing and Urban Development Department, Dated.28.03.2012.
5. G.O.85, Housing and Urban Development Department, Dated.16.05.2017.
6. G.O.01, Housing and Urban Development Department, Dated.05.01.2021.
7. G.O.53, Housing and Urban Development Department, Dated.16.04.2018.
8. G.O.18, Municipal Administration and Water Supply Department, Dated.04.02.2019.
9. G.O.16, Municipal Administration and Water Supply Department, Dated.31.01.2020.
10. G.O.18, Housing and Urban Development Department, Dated.04.02.2019.
11. G.O.54, Housing and Urban Development Department, Dated.12.03.2020.
12. Circular from the Director Town and Country Planning, Roc No.7486/2009/PA2, dated:06.04.2009.
13. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc.No.21075/2009/PA Dated:27.06.2012.
14. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc.No.12201/2017/PA Dated:22.09.2017.
15. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc.No.14227/2017/CP Dated:14.12.2017.
16. 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.
17. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc.No.7963/2022/K2 Dated:23.04.2022.
18. District Officer, Fire and Rescue Department, Pudukkottai, Vide Letter No:297/E1/2024, NOC no07/2024,
19. Joint Director, Agriculture Department, Pudukkottai District, Noc letter No –
20. Demand Payment request Letter, Dated: 12.3.2024.
21. Applicant. Thiru. C MUTHU MANIKANDAN demand remittance letter Dated: 04.04.2024.

Body Of The Letter

The Proposal received in the reference 1st cited for the Pudukkottai District, Pudukkottai Taluk, Pudukkottai Municipality/Town, Ward-A, Block 90, T.S.No. 8619/16, Extent 705.60 Sqm. Proposed Construction of Residential Apartment Building FSI area of 1532.65Sqm.

The application was proceed as per the rules prevailing records perused and site inspection was conducted with reference to the letter 20 cited, Demand was issued to the applicant on 12.03.2024. Applicant remitted to required fees and submitted remittance letter in this office on 04.04.2024.

Hence, the Pudukkottai District, Pudukkottai Taluk, Pudukkottai Municipality/Town, Ward-A, Block 90, T.S.No. 8619/16, Extent 705.60 Sqm. Proposed Construction of Residential Apartment Building FSI area of 841.42Sqm. site approval from ABCDEF has been granted as follows.

Building details: Proposed Construction of Residential Apartment Building.

SL No.	Floor details	FSI (in S.qm)	Non-FSI Area (in S.qm)	Total Area (in S.qm)
1.	Proposed Building			
	Stilt Floor	24.15	334.98	359.13
	First Floor	301.70	48.79	350.49
	Second Floor	301.70	48.79	350.49
	ThirdFloor	301.70	48.79	350.49
	FourthFloor	301.70	48.79	350.49
	Fifth Floor	301.70	48.79	350.49
	Head Room	-	24.92	24.92
	TOTAL	1532.65	578.93	2111.58

Total FSI Area – 1532.65 sq.m

$$\text{FSI} = 1532.65/705.60 = 2.17 > 2$$

The site has been marks as “**ABCDEF**” and the site approval and technical concurrence for the Proposed Construction of Commercial building. has been accorded vide **SWP/DTCP/PD/BPA No: 14/2024**. And **Planning Permission No: 14/2024 with the validity from 18.04.2024 to 17.04.2032 (8 Years)**.

The Planning Permission issued with the following special condition/Conditions:

1. The “OSR” is Not Applicable.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the Foundation.
3. Planning permission is issued in accordance with the provisions of the Town and Country Planning Act and the rule 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 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 Provisions in the G.O.(Ms)No.17, Housing and Urban development(UD(3)) Department dated: 05.02.2016 relating to installation and use of solar energy system should be followed.
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 if the building works Completion Certificate to obtain from this by the applicant.
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 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 licences or clearance required for the site or premises or activity under various other laws.

Condition:

1. Solar water heating system to be provided to the proposed building. Solar photo voltaic panels to be erected the 1/3 portion of total terrace area.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. No additions / alterations to be made without necessary permission off 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 Administrations 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 G.O.No. 41 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. As per G.O.16 a Display board size 60cm x 120cm to be erected which show site details, Building details and municipality engineer details at the place of construction.
10. In case the documents submitted for approval found fake 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 / Licenced 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 local authority 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. Special conditions.

The applicant remitted the required fees given below for the proposed of
Construction of Commercial Building

Si.No	Description	Amount	Paid on Date	Demand issued Date
1.	Development Charges for Land	705.00	04.04.2024	12.03.2024
2.	Development Charges for Building	5518.00	04.04.2024	12.03.2024
3.	Centage Charges for Land	300.00	04.04.2024	12.03.2024
4.	Centage Charges for Building	1000.00	04.04.2024	12.03.2024
5.	Display Board Charges	1500.00	04.04.2024	12.03.2024
6.	I & A Charges	289520.00	04.04.2024	12.03.2024
7.	Security Deposit charges	144760.00	04.04.2024	12.03.2024
8.	Premium FSI Charges	647220.00	04.04.2024	12.03.2024
9.	CC Charges	23754.00	04.04.2024	12.03.2024
10.	Scrutiny Fess	2467.00	10.02.2024	30.01.2024
11.	OSR Fees	-	-	-

The Proposal for Construction of Residential Apartment Building Building as per section 49 of Town and country Planning Act, 1971, the site approval and technical concurrence for the Residential Apartment Building has been accorded vide **SWP/DTCP/PD/BP No: 14/2024** And **Planning Permission No: 14/2024** has been granted.

Encl. Building Plan Map.

TO:

The Commisioner,
Pudukkottai Municipality,
Pudukkottai District.

Copy:

Thiru. C.MUTHU MANIKANDAN,
4248 / 2 SOUTH 3RD STREET,
PUDUKKOTTAI – 622001.

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.

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Every record check run on one property and returned as a single report.

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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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What you are allowed to build here: floor space, height, coverage and setbacks.

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What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

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What the plan says can happen on this land.

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Who holds it, and which office keeps the record.

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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.

