

PP

APPROVAL RECORD

# Planning Permission

Sivagangai

Salem 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.

**District Town and Country Planning – Salem District**

**6. Sannathi Street, Subramaniya Nagar, Suramangalam, Salem 636 005**

**Online Building Plan Application – Planning Permission**

**Application No. SWP/BPA/0008100/2023**

**Date:27.03.2023**

**Sir,**

**Subject:** Residential & Commercial Building - Office of the Salem District Town and Country Planning –Salem Local Planning Area - Salem District –Salem Taluk – Salem Corporation - (Old Ward-B – Block-18 – T.S.No.9/2)– New Ward-J – Block-18 – T.S.No.9/6 Extent of 929.00 Sq.m Proposed Additional Construction & Renovation of Stilt+3 Floors Private Offices / Commercial Office & Residential Building (2 Dwelling Units) – Planning Permission issued - forwarded for further action - Regarding.

**Reference:**

- 1.Made by Applicants P.Kathirvel Kumaran & P.Kanchana Online Application No. SWP/BPA/0008100/2023, Dated: 13.03.2023
- 2.G.O.86, Housing and Urban Development Department, dated 28.03.2012.
- 3.G.O.85, Housing and Urban Development Department, dated 16.05.2017.
- 4.G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020
- 5.G.O.18, Housing and Urban Development Department, dated 04.02.2019
- 6.Circular from the Commissioner of Town and Country Planning, Roc no.7486/2009/PA2 dated 16.04.2009.
- 7.Circular from the Commissioner of Town and Country Planning, Roc no.21075/2009/PA1 dated 27.06.2012
- 8.Circular from the Commissioner of Town and Country Planning, Roc no.12201/2017/PA1 dated 22.09.2017
- 9.Circular from the Commissioner of Town and Country Planning, Roc no.14227/2017/Special Cell dated 14.12.2017
- 10.Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell dated 31.05.2018
- 11.G.O.53, Housing and Urban Development Department, dated 16.04.2018
- 12.G.O.138, Housing and Urban Development Department, dated 04.06.2004
- 13.G.O.01, Housing and Urban Development Department, dated 05.01.2021
- 14.Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/PA2 dated 05.02.2020.

15.Principal Secretary, Housing and Urban Development Department Roc no.8449/UD4(3)/2020-2 dated 23.09.2020

16.Demand payment Request letter dated 24.03.2023

17.Applicants P.Kathirvel Kumaran & P.Kanchana Demand Remittance letter dated 24.03.2023.

Vide the Online application 1st cited, in the reference applicants have requested for the approval of Commercial Building (Professional Consulting Office) in Salem Local Planning Area - Salem District – Salem Salem Taluk – Salem Corporation - (Old Ward-B – Block-18 – T.S.No.9/2)– New Ward-J – Block-18 – T.S.No.9/6 Extent of 929.00 Sq.m Proposed Additional Construction & Renovation of Stilt+3 Floors Private Offices / Commercial Office & Residential Building (2 Dwelling Units) of FSI Area 1333.78 Sq.m. The Site has been marked as “A To G ” and Concurrence for Site approval Issued Vide **SWP/DTCP/SALEM/Site Approval No.134/2023**.

#### **The Proposed Commercial & Residential Building Area**

| <b>Floor Details</b> | <b>Builtup Area</b> | <b>Deduction</b> | <b>FSI Area</b> | <b>Non FSI Area</b> |
|----------------------|---------------------|------------------|-----------------|---------------------|
| Stilt Floor          | 489.24              | 489.24           | -               | 489.24              |
| First Floor          | 489.24              | -                | 489.24          | -                   |
| Second Floor         | 489.24              | -                | 489.24          | -                   |
| Third Floor          | 355.30              | -                | 355.30          | -                   |
| Head Room Area       | 29.26               | -                | -               | 29.26               |
| <b>Total Area</b>    | <b>1852.28</b>      | <b>489.24</b>    | <b>1333.78</b>  | <b>518.50</b>       |

#### **FSI – 1.44**

The Planning Permission for the Proposed Commercial Building & Residential Building is Issued under the following Special and General Conditions. The Commercial Building & Residential Building Plan Numbered as **Planning Permission No.65/2023 from 27-03-2023 to 26-03-2031 (8 Years)**

#### **SPECIAL CONDITIONS**

- 1.It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations
- 2.Conditions mentioned in the No Objection certificates obtained from the Central and State Govt Departments must be followed scrupulously
- 3.Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules 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 is issued subject to the condition that the applicant / developer and also the Architect / Licensed Surveyor 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.Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the water Act 1974 for discharge of sewage

5.According to the Circular No.12544/14/CB dated:04.07.2014 stating that, The Director 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 right over the property to propose such developments, will be verified on the basis of submitted supporting documents such as 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 arises dispute of individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the appropriate organization to decide this

6.“The Provisions in the G.O(MS) No. 17. H&UD [UD4(3)], Department, Dated:05.02.2016 shown in Reference -3 relating to installation and use of solar energy system, should be followed

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

8.Building shall be used strictly as per mentioned purpose in Approved Building Plan.

### **GENERAL CONDITIONS**

1.The planning permission is issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 49)

2.If the application applied under 49 or 64 (1) of Tamil Nadu Town and Country Planning Act 1971 is rejected or Refused, the Applicant under section 80 of Tamil Nadu Town and county Planning Act 1971 can Appeal within two months from the date of issue of this order to Director of Town and Country Planning, Chennai

3.In case the documents submitted for approval is found to be fake or fraudulently the Technical Concurrence will be cancelled without any prior intimation to the applicant

4.Rain water Harvesting should be provided as per the direction mentioned in GO (MS) No.18, Municipal Administration and Water supply Department Dated:04.02.2019 and also Necessary Fire Resistance Equipment shall be provided in the proposed Building

- 5.Solar water heating system to be provided to the proposed building. Solar Photo voltaic panels to be erected at the 1/3 portion of total terrace area
- 6.Fly Ash bricks and Materials to be used Mandatory
- 7.Setbacks should be Retained as per Approved Drawing
- 8.As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided
- 9.If the Proposed building comes under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) Consent from the TNPCB should be obtained
- 10.No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained
- 11.Mosquito netting to be provided at OHT and well
- 12.Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at the applicant's own cost
- 13.As per GO 16 a display board of size 60cm x 120cm to be erected which shows site details, building details and corporation engineer details at the place of construction
- 14.Parking area to be utilized only for parking purpose mentioned as per approved drawing
- 15.Government Registered electrical Contractor must be employed for wiring works during construction
- 16.Seismic Resistance Procedure to be Followed
- 17.Provide Sufficient Fire Resistance and Fire equipments in proposed Building
- 18.Approved order and drawing copies shall be handed over to buyer by the owner at the time of sale
- 19.Enforcement action under section 56&57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Commissioner, Salem Corporation if the construction is done with Additional/Deviation to the approved plan before Levy of the applicable Taxes.
- 20.The Applicants/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
- 21.With the Reference 4 and 5 mentioned Government Orders and Reference No 11 mentioned Circular the following conditions to be follow
  - (i)When the construction reached at plinth level the applicant should apply for CCC after getting CCC when the construction completed civil works then apply for completion certificate. The applicant or buyer or a worker or any other person shall not occupy the building without valid completion certificate from Salem Local Planning Area

(ii) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall not put the building to use without obtaining Completion Certificate from the Assistant Director/Member Secretary, Salem Local Planning Authority, Salem

(iii) a) Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with the plan showing the Site Boundary, dimension of the Building and the setback on all around and the plan must be authenticated by the applicant and Architect/Structural Engineer/Licensed Surveyor for the issue of Construction Continuance Certificate (CCC)

b) Also, the Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with a drawing/plan showing the actual Construction made at site when the construction is completed without any requirement of further civil works for the issue of Completion Certificate (CC)

(iv) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall comply and other condition/directions stipulated in the operational guidelines issued/subsequently to be issued by the DTCP

**The following fee and charges are collected as follows**

Scrutiny Charge Rs. 3251.0, Dated : 13.03.2023

OSR Charge -NIL

Centage Charge for Land Rs. 300.0 , Dated : 24.03.2023

Centage Charge for Building Rs. 3500.0 , Dated : 24.03.2023

Infrastructure and Amenities Charges Rs. 250792.0 , Dated : 24.03.2023

CC Charges Rs. 19944.0 , Dated : 24.03.2023

Security Deposit Charges Rs. 125396.0 , Dated : 24.03.2023

Display Board Charges Rs. 1500.0 , Dated : 24.03.2023

Shelter Charges -NIL

Premium FSI Charges -NIL

Development Charges for Land Rs. 4645.0 , Dated : 24.03.2023

Development Charges for Building Rs. 18530.0 , Dated : 24.03.2023

**Enclosure**

Original Map and Condition - 2 sets

Assistant Director  
District Town and Country Planning Office,  
Salem District.

**To.**

Commissioner,  
Salem Corporation,  
Salem District.

**Copy to,**

1. P.Kathirvel Kumaran & P.Kanchana  
No.40/4, Vijayaragavachari Road,  
Gandhi Road Extension, Hasthampatty,  
Salem - 636007.
- 2.Tamil Nadu Real Estate  
Regulatory Authority (TNRERA),  
No.1A, 1st Floor,  
Gandhi Irwin Bridge Road,  
Egmore, Chennai - 600 008 - 1 Set

# 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

## 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

## 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

## 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

