

PP

APPROVAL RECORD

Planning Permission

Salem

Salem district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING AUTHORITY
Town PanchayatPURPOSE
Residential

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.

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 3/7/23 5:34 PM

From:

Joint Director / Deputy Director / Assistant

NO.2, First Floor, Ex-Servicemen Welfare Office,
Kalyanaramapuram First Strret, Thirukokarnam,
Pudukottai - 622002

TO:

The Commissioner,
Pudukkottai Municipality,
Pudukkottai District.

Online Application Number:

SWP/BPA/007503/2023

Submitted Date :

-

Sir,

Subject:

Commerical Building – District Town and Country Planning - Pudukkottai – Proposed Construction of
Commerical Office Cum Residential Building – Extent 1421.45 Sqm – T.S.No.8480/1, Ward-A, Block-72 -
Pudukkottai Municipality – Pudukkottai Town - Pudukkottai Taluk – Pudukkottai District - Technical Concurrence
issued – Forwarded for further action- reg.

Reference:

1. Applicant R.Shanamugaraj on line application No.SWP/BPA/0007503/2023, Dated: 20.02.2023.
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 Noc.No.164/2022, Roc No.M.M.No.8354/E1/2022, Date.05.12.2022.

19.Demand Payment request Letter, Dated: 02.03.2023.
20. Applicant R.Shanamugaraj demand remittance letter Dated: 02.03.2023.

Body of the letter: The Proposal received in the reference 1st cited for the Proposed Construction of Commerical Office Cum Residential Building, Extent 1421.45 Sqm, T.S.No.8480/1, Ward-A, Block-72, Pudukkottai Municipality, Pudukkottai Town, Pudukkottai Taluk, Pudukkottai District.

The application was proceed as per the rules prevailing records perused and site inspection was conducted with reference to the letter 19 cited, Demand was issued to the applicant on 02.03.2023. Applicant remitted to required fees and submitted remittance letter in this office on 02.03.2023.

Hence, Proposed Construction of Commerical Office Cum Residential Building, Extent 1421.45 Sqm, T.S.No.8480/1, Ward-A, Block-72, Pudukkottai Municipality, Pudukkottai Town, Pudukkottai Taluk, Pudukkottai District site approval from A to D has been granted as follows.
Site Area : 696.76 sq.m

Block – 1 (Commercial)

Sl No.	Decsription	FSI Area In Sqm	Non FSI Area In Sqm	Total Area In Sqm
1	Stilt Floor Area (Parking)	-	279.09	279.09
2.	First Floor Area	279.09	-	279.09
3.	Second Floor Area	279.09	-	279.09
4.	Third Floor Area	34.89	27.83	62.72

Block – 2 (Residential)

Sl No.	Decsription	FSI Area In Sqm	Non FSI Area In Sqm	Total Area
5	Stilt Floor Area (Parking)	-	120.46	120.46
6.	First Floor Area	120.46	-	120.46
7.	Second Floor Area	120.46	-	120.46
8.	Third Floor Area	120.46	-	120.46
9.	Head Room Area	-	39.62	120.46
Total Area		954.45	467.00	1421.45

$$FSI = 954.45/696.56 = 1.37 < 2.00$$

The site has been marks as “ABCD” and the site approval and technical concurrence for the Commerical Office Cum Residential Building has been accorded vide SWP/DTCP/PD/BPA No: 10/2023 with the following special condition/Conditions:

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. 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 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.
3. Conditions mentioned in the No objection Certificates obtained from the central and state Govt

Departments must be followed scrupulously.

4. 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.

5. "The Tamil Nadu Government in G.o.Ms.No.112, Housing and Urban Development Department dated.22.06.2017 have 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 if 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 van 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 Pinth 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 G.o.79, Housing and urban Development Department, Dated:04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rules 9 concerned local body should collect the 3% Market Land Value as Land Conversation charges, before issuing the final approval.

Head Of Account:

0217 Urban Development – 60 Other Urban Development Schemes-

800 her Receipts – As Receipts Under 1

Land Use Conversion Charges -27 Non Taxation fees -09

Collection (DPC:0217-600-800-AS 22709)

10. 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 reflected 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 Commerical Office Cum Residential Building.

Centage Charge for Building	Rs.4500.00/- , Dated.02.03.2023
Infrastructure and Amenities Charges	Rs.179540.00, Dated. 02.03.2023
Completion Certificate Charges	Rs.15305.00/-, Dated. 02.03.2023
Security Deposit Charges	Rs.89770.00/-, Dated. 02.03.2023
Display Board Charges	Rs.1500.00/-, Dated. 02.03.2023
Development Charges For Land	Rs.1394.00/-, Dated. 02.03.2023
Development Charges For Building	Rs.7110.00/-, Dated. 02.03.2023
Centage Charge for Land	Rs.300.00/- , Dated.02.03.2023
Scrutiny Fess	Rs.3888.00/- dated: 20.02.2023

The Proposal for Construction of Commerical Office Cum Residential Building as per section 47A of Town and country Planning Act, 1971, the site approval and technical concurrence for the Commerical Office Cum Residential Building has been accorded vide SWP/DTCP/PD/BP No:10/2023(P.P.No.10/2023) has been granted.

Encl. Building Plan Map.

Copy:

R.Shanamugaraj,
8480/1, Maradhandapuram, 3rd Street,
Alangudi Road, Pudukkottai – 622 001.

JD/DD/AD

District Town & Country Planning Office 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.

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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.

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Watch a property and hear about it when something new is registered against it.

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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
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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
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Chennai 600 097, India
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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.

