

PP

APPROVAL RECORD

Planning Permission

Sivagangai

Sivagangai 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(FAC),
SIVAGANGAI DISTRICT TOWN AND COUNTRY PLANNING OFFICE ,**

Date: 30.05.2024

**PRESENT: A r . A .Prabakaran, B.Arch.,M.C.P,
ASSISTANT DIRECTOR(FAC)
(TECHNICAL CLEARANCE)**

Online Building Plan Application – Planning Permission Application Number : :

SWP/BPA/150281/2024/TCP, Dated on 30.05.2024

Sir,

Sub: PROFESSIONAL CONSULTING OFFICE CUM SERVICE APARTMENT BUILDING - District Town and Country Planning Office, Sivagangai District in the land bearing TS.NO: 356, 357 & 359, PLOT NOS-8,9,10, WARD:4, BLOCK NO: 1, Karaikudi Taluk, Karaikudi Municipality at Sivagangai District issue of - Technical clearance - issued – Regarding

- Ref:**
- 1) Applicant Mr.M Ranjan Metha and Mrs.R .Soba Metha, Online application No: SWP/BPA/150281/2024/TCP, Dated on 04.03.2024
 - 2) G.O.138 Housing and Urban Development Department, Dated: 04.06.2004
 - 3) Proceedings of the Director of Town and Country Planning, Chennai Vide letter Roc No.8172/1997/MP2 Dated 24.04.1997.
 - 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, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
 - 9) G.O.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020
 - 10) G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
 - 11) Circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2,Dated: 16.04.2009.
 - 12) Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012.
 - 13) Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
 - 14) Circular from the Director of Town and Country Planning, Chennai Vide Letter RocNo.14227/2017/CP, Dated: 14.12.2017.
 - 15) 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.
 - 16) Circular from the Director of Town and Country Planning, Roc No.7963/2022/K1, Dated: 23.04.2022
 - 17) Demand payment Request Letter, Dated: 22.05.2024
 - 18) Applicant demand remittance letter, dated:23.05.2024
 - 19) District officer, Fire and Rescue Department, Sivagangai District, Letter K.Dis no:1319/A/2024, Dated on 16.04.2024

ORDER

An application seeking Technical Clearance for the PROFESSIONAL CONSULTING OFFICE CUM SERVICE APARTMENT BUILDING, District Town and Country planning Office, Sivagangai District in the land bearing TS.NO: 356, 357 & 359, PLOT NOS-8,9,10, WARD:4, BLOCK NO: 1, Karaikudi Taluk, Karaikudi Municipality at Sivagangai was received through online portal of this department vide reference first cited above and processed duly following the parameters and procedure laid down in the Tamil Nadu Combined Development Building Rules, 2019 and the building parameters were observed/assessed as detailed below;

SL.N O.	DESCRIPTION	NON FSI AREA INSQ.M	FSI AREA IN SQ.M	TOTAL AREA INSQ.M
1	Proposed Basement Floor Area	355.49	-	355.49
2	Proposed Ground Floor Area	-	294.29	294.29
3.	Proposed First Floor Area	-	355.49	355.49
4.	Proposed Second Floor Area	-	355.49	355.49
5.	Proposed Third Floor Area	-	355.49	355.49
6.	Proposed Fourth Floor Area	-	355.49	355.49
7.	Head Room	71.34	-	71.34
	TOTAL FLOOR AREA	426.83	1716.25	2143.08
SITE AREA as per Document		=	1098.00SQ.M	
SITE AREA as per TSLR		=	1098.29 SQ.M	
Hence SITE AREA		=	1098.00 SQ.M	
FLOOR SPACE INDEX		= 1.563		
PARKING DETAILS				
SL.NO	DESCRIPTION	REQUIRED		PROVIDED
1	CAR PARKING SPACE	11 Nos.		11 Nos.
2	PHYSICALLY CHALLENGED PERSONS CAR PARKING	2 Nos.		2 Nos.
3	TWO WHEELER PARKING SPACE	46 Nos		51 Nos.
4	PHYSICALLY CHALLENGED PERSONS TWO TWO WHEELER PARKING	5 Nos.		7 Nos.

Technical Clearance for the PROFESSIONAL CONSULTING OFFICE CUM SERVICE APARTMENT BUILDING with the site boundaries earmarked as **"A,B,C,D,E,F"** and the Technical Clearance has been issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP (SIVAGANGAI DISTRICT) No:07/2024** and Duration of Permission from **30.5.2024 to 29.05.2032(8Years)** has been accorded the following conditions and special conditions.

Conditions:

1. Solar Water Heating system and solar photo voltaic panels shall be installed as earmarked in the plan and as prescribed in Rule 44 of TNCDBR 2019.
2. Vehicle Parking stalls shall be properly earmarked in the site and be utilized for the purpose for which earmarked in the plan.
3. The side setback distances shall be retained as earmarked in the plan.
4. No changes in the building for which concurrence conveyed shall be made without the permission of this department.
5. The rain water harvesting system shown in the plan shall be properly installed/constructed and implemented as stipulated in GO Ms. No. 18 and 16 of Municipal Administration and Water Supply Department dated 04-02-2019 & 31-01-2020 respectively.
6. Mosquito's nets for the Wells and Over head tanks shall be installed.
7. Firefighting equipment shall be installed in the appropriated places as prescribed by the Fire and Rescue Services Department.
8. The Prescribed taps shall be installed in the septic tanks as prescribed in the GO Ms. No. 341 of Municipal Administration and Water Supply Department dated 03-11-2004.
9. It is highly encouraged to use Fly ash bricks for the constructions as prescribed by the Environment and Forest Departments.
10. Copy of approved drawings and plans shall be displayed in the site during constructions by installing the display board of size 1200mm x 600mm.

Special Condition:

1. Planning Permission/Technical clearance/Concurrence is issued in accordance with the provisions of the Tamil Nadu Town and Country Planning, Act 1971 and its subsequent amendments and the rules made there under and does not cover the structural stability aspects including the safety during the constructions which are covered under the building rules under the Local bodies Act. It shall be the responsibility of the applicant/Developer/Registered professionals to ensure the adequacy of the structures and safety measures during the process of construction.
2. This office has not legally certified the title to the ownership by granting Planning Permission/Technical clearance/Concurrence. Only the entitlement to develop the land by the applicant alone is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer /seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
3. The applicant shall submit Completion report in form 5 along with form 6,7 and 8 Prescribed in Annexure XIV of TNCDBR 2019, to obtain Completion certificate and shall comply all the regulation stipulated in the rule 20 of TNCDBR 2019 in this regard.
4. Conditions stipulated in the No objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

The fees / Charges collected from the applicant are as follows:

Scrutiny Fees	-	Rs.5808 +Rs.500 paid by Challan
Centage Charge for Building	-	Rs.6000.00
Centage for Land	-	Rs.300.00
Infrastructure and Amenities Charges	-	Rs 322796.00
Security Deposit Charges	-	Rs. 161398.00
Display Board Charges	-	Rs.1500.00
CC Charges	-	Rs.23076.00
Flag Day Fund	-	Rs.10000.00
OSR Charges	-	Not Applicable
Shelter Fund	-	Not Applicable

Hence, the proceedings of the Technical clearance along with drawings are forwarded herewith. The local authority shall accord permission/approval after collecting requisite fees / charges as applicable and the copy of the approval issued to the applicant shall be forwarded to this office through e-mail id:dtcpsvga@gmail.com for record.

Assistant Director (FAC),
District Town and country planning,
Sivagangai District

Encl: Building Plan Map

Copy To:

1. The Commissioner,
Karaikudi Municipality,
Sivagangai District.
2. Mr.M Ranjan Metha and
Mr.R Soba Metha,
32, College Road Sekkalaikottai, Karaikudi,
Sivagangai-630002.

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.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

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

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Property Tracker

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.

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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

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
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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

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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.

