

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,
SIVAGANGAI DISTRICT TOWN AND COUNTRY PLANNING OFFICE ,**

Date:09.10.2024

**PRESENT: A.SURESH. B.E.,
ASSISTANT DIRECTOR
(TECHNICAL CLEARANCE)**

Online Building Plan Application – Planning Permission Application Number :

SWP/BPA/283798/2024, Dated on 09.08.2024

Sir,

Sub: Proposed Institutional building – Alagappa University - Directorate Town and Country planning Office in the land bearing S.F.No: 3/2pt (Extent – 167828.00 Sqm) Existing Constructed Building before clearance - FSI Area : 23367.63Sq.m and constructed Building submitted for clearance - FSI Area : 271.13Sq.m - Total Put together FSI Area : 23638.76Sq.m. – Technical Clearance issued only for the Additional Institutional building in Iluppakudi Village , Iluppakudi Panchayat , Karaikudi Taluk at Sivagangai District issue of - Technical clearance - issued - Regarding.

Ref:

- 1) Applicant The Registrar Alagappa University & Online Application Reference No.SWP/BPA/283798/2024 Submitted Dated:09.08.2024.
- 2) G.O.138 Housing and Urban Development Department, Dated: 04.06.2004
- 3) G.O.(Ms)No.167,Housing and Urban Development (UD5(1)) Department dated:12.09.2022
- 4) Proceedings of the Director of Town and Country Planning, Chennai Vide letter Roc No. 8172/1997/MP2 Dated 24.04.1997.
- 5) G.O.86 Housing and Urban Development Department, Dated: 28.03.2012
- 6) G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
- 7) G.O.01 Housing and Urban Development Department, Dated: 05.01.2021
- 8) G.O.53 Housing and Urban Development Department, Dated: 16.04.2018
- 9) G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
- 10) G.O.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020
- 11) G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
- 12) Circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
- 13) Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012.
- 14) Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, 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, Roc No. 7963/2022/K1, Dated: 23.04.2022

18) Tamil Nadu Fire and Rescue Services Department, Sivagangai District, Fire Officer L.Dis.No.1942/அ/2024, Dated: 11.06.2024.

19) Technical Concurrence Letter of the Director of Town and Country Planning, Chennai Vide letter Roc No. SWP/BPA/ 283798 /2024 Dated 03.10.2024

ORDER

With reference to the 1st Cited letter, the applicant "Alagappa University " - Directorate Town and Country planning Office in the land bearing S.F.No: 3/2pt (Extent – 167828.00 Sqm) Existing Constructed Building before clearance - FSI Area : 23367.63Sq.m and constructed Building submitted for clearance - FSI Area : 271.13Sq.m - Total Put together FSI Area : 23638.76Sq.m. – Technical Clearance issued only for the Additional Institutional building in Iluppakudi Village , Iluppakudi Panchayat , Karaikudi Taluk at Sivagangai District

Town and Country Planning, Chennai, the boundary of the site has been marked as "A to V" and The Technical clearance is issued only for the following additional buildings, under section 47 and 58 of Town and Country Planning Act, 1971 and clearance under rule 6 (4) of TNCD&BR-2019 and as per the G.O. cited in the reference 3 and numbered as **B.P/DTCP No:479/2024.**

Additional Institutional Building Area details in Sq.m

SL.NO.	DESCRIPTION	FSI AREA IN SQ.M	NON FSI AREA IN SQ.M	TOTAL AREA IN SQ.M
1	Block-20 (HT Power Room-Proposed)	66.64	-	66.64
2	Block-37 (Service Block -Proposed)	204.49	-	204.49
TOTAL FLOOR AREA		271.13	-	271.13
SITE AREA = 167828.00 SQ.M				
FSI Area before applying for clearance : 23367.63sq.m				
FSI Area submitted for clearance : 271.13sq.m				
Total FSI Area : 23638.76Sq.m				

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

1. OSR (earmarked as 1 to 5) area 16813.58Sqm shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
2. As per the G.O.(Ms)No.167, Housing and Urban Development (UD5(1)) Department dated:12.09.2022, Para 5(v)(ii) approval / clearance is considered only for the Clearance requested blocks and not for regularising the existing blocks.
3. Conditions stipulated in the NOC cited in the reference 18 issued by District Fire Officer Sivagangai, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
4. Fire License is to be obtained for the Service Block and other constructed buildings

5. Structural soundness of the existing buildings shown in the site plan is to be ensured by the Authorised signatory of the University.
6. Environmental clearance is to be obtained.
7. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
8. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
9. 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 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.
10. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
11. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant's is being verified for the applicant's entitlement to develop in the site.

If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this.
12. 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

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.Fire rescue equipment should be provided as per Rules.

8. As per GO No.341 MAWS dated 03.11.2004 “U” Trap in the septic tank design to be provided..

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

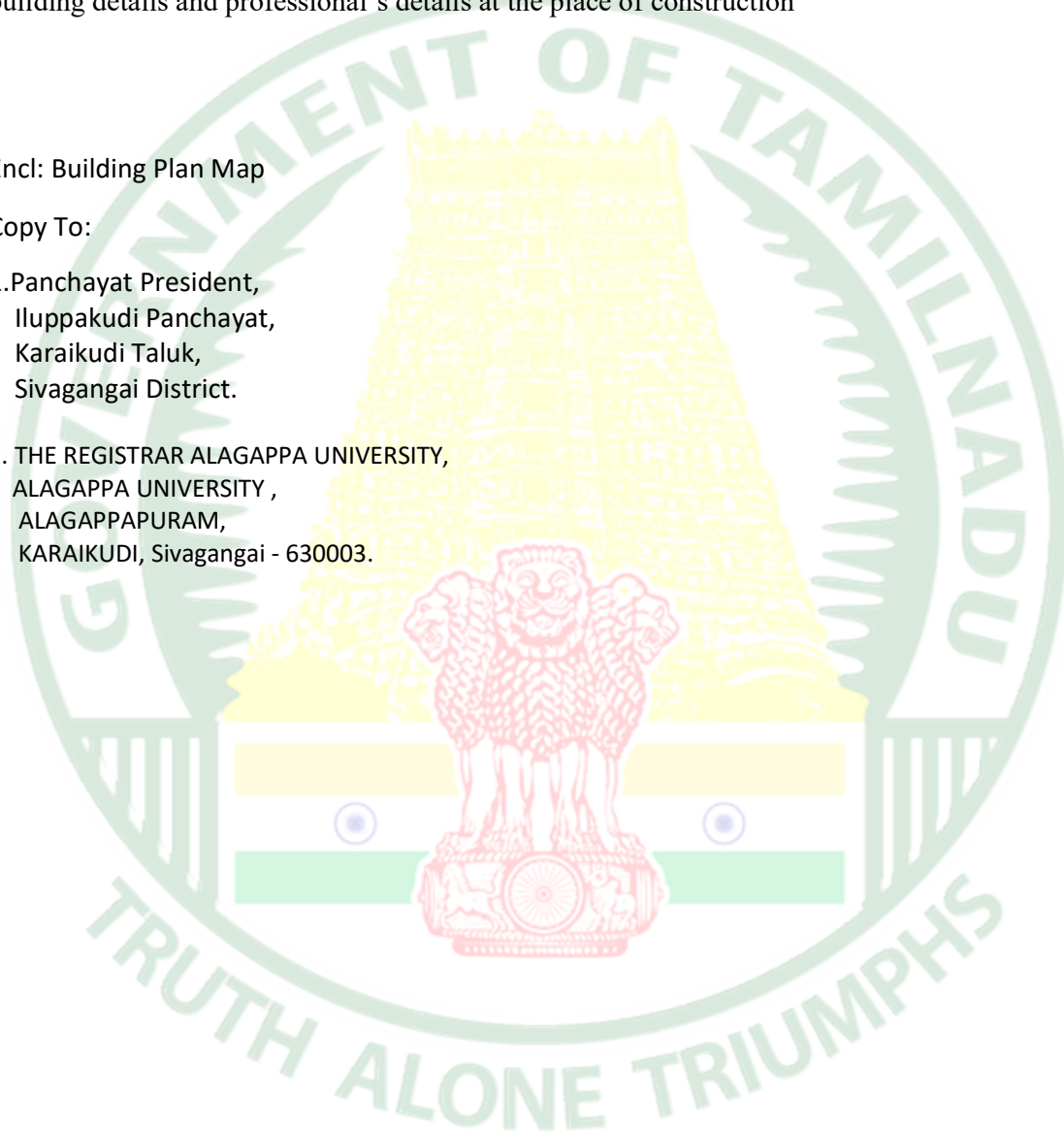
10. As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and professional’s details at the place of construction

Encl: Building Plan Map

Copy To:

1.Panchayat President,
Iluppakudi Panchayat,
Karaikudi Taluk,
Sivagangai District.

2. THE REGISTRAR ALAGAPPA UNIVERSITY,
ALAGAPPA UNIVERSITY ,
ALAGAPPAPURAM,
KARAIKUDI, Sivagangai - 630003.



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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Run the transaction in one place: documents, stamping, signatures and the parties.

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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

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RERA register



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Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

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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.

