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REFERENCE
SWP/BPA/393027/2024

ISSUED
10 January 2025

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.

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DIGITALLY VERIFIED RECORD

PROCEEDINGS OF THE ASSISTANT DIRECTOR,
SIVAGANGAI DISTRICT TOWN AND COUNTRY PLANNING OFFICE ,
Date:10.01.2025
PRESENT: A.SURESH. B.E.,
ASSISTANT DIRECTOR
(TECHNICAL CLEARANCE)

Online Building Plan Application – Planning Permission Application Number :
SWP/BPA/ 393027 /2024, Dated on 12.11.2024

Sir,

Sub: Residential Apartment Building –District Town and Country planning Office in the land bearing Old S.No: 429pt, T.S.No: 1459/8 (Extent – 493.60 Sqm) Plot No: 173 at Survey Ward No:3, Block : 40, Karaikudi Municipality, Karaikudi Taluk, Sivagangai District issue of - Technical clearance - issued - Regarding.

Ref:
1) Applicant Mrs.M.Valliammai, Online application No: SWP/BPA/393027 /2024, Dated: 12.11.2024
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.53 Housing and Urban Development Department, Dated: 16.04.2018 and 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 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) Demand payment Request Letter, Dated: 09.01.2025.
19) Applicant demand remittance letter ,dated:10.01.2025

ORDER

An application seeking Technical Clearance for the Proposed construction of the Residential Apartment Building –District Town and Country planning Office in the land bearing Old S.No: 429pt, T.S.No: 1459/8 (Extent – 493.60 Sqm) Plot No: 173 at Survey Ward No:3, Block : 40, Karaikudi Municipality, Karaikudi Taluk, Sivagangai District 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 TamilNadu Combined Development Building Rules, 2019 and the building parameters were observed/assessed as detailed below;

SL.NO.	DESCRIPTION	FSI AREA IN SQ.M	NON FSI AREA IN SQ.M	TOTAL AREA IN SQ.M
1	STILT FLOOR AREA	-	283.77	283.77
2	FIRST FLOOR AREA	283.77	-	283.77
3	SECOND FLOOR AREA	283.77	-	283.77
4	THIRD FLOOR AREA	283.77	-	283.77
5	FOURTH FLOOR AREA	283.77	-	283.77
6	TERRACE FLOOR AREA	-	32.97	32.97
	TOTAL FLOOR AREA	**1135.08**	**316.74**	**1451.82**
SITE AREA		**= 493.60 SQ.M**		
FLOOR SPACE INDEX = 2.299>2.0				
NO.OF TWO WHEELER PARKING PROVIDED= 02 NOS NO.OF CAR PARKING PROVIDED=09 NOS (Included 1 Visitor Parking)				

Technical Clearance for Proposed construction of the Residential Apartment building Is hereby conveyed by earmarking the boundary of the site has been marked as "**A to D**"and the Technical Clearance has been issued under section 47A of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP (SIVAGANGAI DISTRICT) No: 03 / 2025** has been accorded the following conditions and special conditions.

The Planning Permission issued 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 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.

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 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 bee reacted 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 ad 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..

15.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 rule 9 concerned local body should collect the 3 % Market Land value as Land Conversion Charges, before issuing the final approval

Head of Account: 0217 Urban Development – 60 other Urban Development Schemes – 800 Other Receipts – As Receipts under Land Use Conversion charges – 27 Non Taxation Fees-09 collections (DPC: 0217- 60-800-As 22709)

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

Scrutiny Fees	-	Rs. 3645.00	12.11.2024
Centage Charge for Building	-	Rs. 10200.00	10.01.2025
Centage for Land	-	Rs. 300.00	10.01.2025
Infrastructure and Amenities Charges	-	Rs. 213944.00	10.01.2025
Display Board Charges	-	Rs. 1500.00	10.01.2025
CC Charges	-	Rs. 15671.00	10.01.2025
Security Deposit Charges	-	Rs. 106972.00	10.01.2025
Development Charges for Building	-	Rs. 3640.00	10.01.2025
Development Charges for Land	-	Rs. 494.00	10.01.2025
Premium FSI	-	Rs. 131120.00	10.01.2025

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.

Encl: Building Plan Map

Copy To:

1.The Commissioner,
Karaikudi Municipality, Karaikudi Taluk,
Sivagangai District.

2. Mrs.M.Valliammai,
No. a 123, Shanthi Nikethan Apartments,
Anna nagar, Gandhi Nagar, Madurai - 625020

THE LANDLENS SUITE

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

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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
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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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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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.