

PP

APPROVAL RECORD

Planning Permission

Tenkasi

Tenkasi 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,
DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
TENKASI DISTRICT**

Online Building Plan Application

Online Application No: SWP/BPA/0008535/2023

Date.04.07.2023

Sir/ Madam

Subject:

Commercial Building - DTCP - Tenkasi District- Sankarankoil Taluk- Sankarankoil Municipality – Sankarankoil Local Planning Authority – Sankarankoil Railway Area Detail Development Plan - Sankarankoil Village – Ward: A, Block: 9, T.S.No.59/13,14,15 (old Survey No.148/1,2,3,159B/1B2B) - for an Extent of 1218.00 sq. m – Proposed Construction of Commercial Building (Stilt Floor + FF & SF) Technical Clearance issued - Forwarded for Further action - Reg.

Reference:

1. Applicant Thiru. Rajesh Babu & Two Others, online Building application No. SWP/BPA/0008535/2023, Dated.28.03.2023.
2. G.O.85, Housing and Urban Development Department Dated 16.05.2017.
3. G.O.18, Housing and Urban Development Department Dated 04.02.2019.
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. Circular from the Commissioner of Town and Country Planning, ROC No. 7486/2009/PA2 Dated 16.04.2009.
6. Circular from the Commissioner of Town and Country Planning, ROC No. 21075/2009/PA1, Dated 27.06.2012.

7. Circular from the Commissioner of Town and Country Planning, ROC No. 12201/2017/PA1, Dated 22.09.2017.
8. Circular from the Commissioner of Town and Country Planning, ROC No.14227/2017/CP, Dated 14.12.2017.
9. G.O.166, Housing and Urban Development Department Dated 04.02.2019(Insisting TNRERA Registration)
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 14.06.2018
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 26.06.2023.
17. Applicant The Correspondent, Dhanalakshmi International School Demand remittance letter Dated 28.06.2023

Order:

With reference to the 1st Cited letter, Applicant has requested for the Planning Permission of Proposed Construction of Commercial Building in Tenkasi District, Sankarankoil Taluk, Sankarankoil Municipality , Sankarankoil Local Planning Authority , Sankarankoil Railway Area Detail Development Plan , Sankarankoil Village, Ward: A, Block:9, T.S.No.59/13,14,15 (old Survey No.148/1,2,3,159B/1B2B) for an Extent of 1218.00 sq. m. of Commercial Building (Stilt Floor + FF & SF) the boundary of the site has been marked as “A” to “H”

having Building Planning Permission No: **BP/TDTCP No :SWP/10/2023** from 04-07-2023 to 03-07-2031 (8 Years). Planning Permission has been issued with the following general and special conditions.

Area of Site - 1218.00 Sq. m

The Proposed Commercial Building area

S. No.	Floor Details	FSI Area (Sq. m)	Non-FSI Area (Sq. m)	Total Area (Sq. m)	Total Area in (Sq. ft)
1	Stilt Floor	---	505.01	505.01	5435.93
2	First Floor	436.68	---	436.68	4700.42
3	Second Floor	451.80	---	451.80	4863.17
4	Head Room	---	39.65	39.65	426.79
Total Area		888.48	544.66	1433.14	15426.31

OSR Area – Amount of Rs.9,81,220/- was paid as an Alternate to the 10% OSR Reservation.

SPECIAL CONDITIONS:

1. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
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 do 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 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.

4. 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 of the ownership by granting Technical Clearance or Planning Permission. Only the applicant's entitlement to develop 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 any dispute arises over the individual rights of the said property; they can settle it before the appropriate Competent Court. The Directorate of Town and Country Planning Department is not the suitable organization to decide this.
5. 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.
6. 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 advertise, 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 of it only after registering in the Real Estate project with the Real Estate Regulatory Authority.

7. If any court case would be pending with reference to this proposal, the Technical concurrence would be treated as **INVALID**.
8. It is only the responsibility of the builders to ensure the stability of the Building.
9. As per Rule No. 9(1) (f) of Tamil Nadu Combined Development and Building Rules 2019, Before the Commencement of the Building work at site for which building permission has been granted, the owner shall within the validity period of Building Permission give notice to the authority, of his intention to start the work at the building site in Form: 2 in Annexure –XIV. And also when the building construction reaches the Basement Level; Progress Certificate Form -3 should be submitted as per rule no.9 (2) (b).
10. According to G.O No 18 Department of Municipal Administration and Water Supply, 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 itself. After Completion of the building works at site, the Completion Certificate is to be obtained from this Department by the applicant. By getting this Completion Certificate only, the builder can have regular utility connections.

General Conditions:

1. The Planning Permission is valid for eight years from the date of issue. Period of Planning Permission will be from **04-07-2023 to 03-07-2031 (8 Years)**

2. Solar Water Heating System should be installed in the Proposed Commercial Building.
3. Parking as specified in the building should be utilized as it is in the approved Building plan.
4. The Openings shown on the plot should be fixed accordingly as seen on the plan sanctioned and mentioned therein.
5. The proposed Construction of Commercial Building should be built without change of use or any deviations. If any deviations/additions or changes in plan is required, revised plans shall be submitted and new Planning Permission should be obtained. In case of failure, action will be taken under section 56 of Tamil Nadu Town and country planning Act 1971.
6. Rain water harvesting facilities as shown in the Approved building plan must be implemented as per G.O. No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
7. Builder should provide adequate drinking water facility and a separate vehicle should be used to discharge the sewage water from the proposed Commercial building by his own expenses.
8. Fire prevention and firefighting equipment should be provided in the proposed construction as required by law.
9. As per G.O. No.341, Department of Municipal Administration and Water Supply, Dated: 03.11.2004, "U" Trap should be installed in septic tank.
10. Fly ash Bricks and Materials should be used in the proposed building as per Environment and Forest Department Notification.

11. After issuing Final Approval, the original copy of the approved plan and the copy of the Proceedings shall be send to the Owner and the copy of the same should be send to the Assistant Director of Town and Country Planning Office, Tenkasi.
12. G.O. 17, Housing and Urban Development Department, Dated: 05.02.2016, Solar Photo Voltaic Panels should be installed at least 1/3 of the upper floor area for one Kilowatt of electricity.
14. Building final Approval order should be obtained from The Commissioner, Sankarankoil Municipality.
15. If any of the details given in the application for Planning Permission is found to be incorrect, this order will be cancelled and legal action will be taken.
16. Government Registered Electrical Contractor must be employed for wiring works during construction.
17. The concerned Local Body should ascertain whether there are any pending court cases against the proposed site before issue of final approval.
18. Amount of Rs.9,81,220/- was paid as an Alternate to the 10% OSR Reservation.
19. Closed Circuit Television Units (CCTV) shall be installed by the Owner of the Building as per the Annexure XXI of TNCDBR 2019.
20. 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 conversation 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)

Charges Paid Details

S. No	Fees Details	Amount in Rs	Date
1	Scrutiny Fees	4693	28.03.2023
2	CC charges	16,985	23.06.2023
3	Centage Charge for Land	1,200	
4	Centage Charge for Building	4,200	
5	Display Board Charges	1500	
6	Infrastructure and Amenities Charges	1,68,260	
7	Security Deposit	84,130	
8	OSR Fees	9,81,220	

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

Enclosure

Original Map and Condition – 2 sets

To:

The Commissioner,
Sankarankoil Municipality,
Tenkasi District.

Copy To:

Thiru. Rajesh Babu & Two Others,
5/1026, NGO Colony, Kalappakulam,
Tenkasi District – 627 756 .

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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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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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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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.

