

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 JOINT DIRECTOR/
ASSISTANT DIRECTOR(F.A.C),
DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
TENKASI DISTRICT**

Present: Thiru.P.RANGANATHAN. B.E,M.TECH (IITD),AITP.,

Online Building Plan Application

Online Application No: SWP/BPA/030495/2023

Date.03.02.2024

Sir/ Madam

Subject:

Existing Commercial Building - DTCP - Tenkasi District- Sivagiri Taluk- Sivagiri Town Panchayat – Sivagiri Part -I Village – Hill Area Conservation Authority (HACA) - Survey No. 638/1A1B – Extent of 404.68 Sq. m– Existing Commercial Building (GF) having FSI area of 257. 96Sq.m- Placed in Appeal Committee – Noc's Obtained -Technical Clearance issued - Forwarded for Further action - Reg.

Reference:

1. Applicant Thiru.R.B.Sethuraja , online Building application No. SWP/BPA/0030495/2023, Dated.16.10.2023.
2. Joint Director/Assistant Director(F.A.C.), District Town and country Planning Office, Tenkasi District, Letter Na.Ka.No. 539/2020/TDTCP, Dated.05.11.2020.
3. Applicant Thiru.R.B.Sethuraja , Sivagiri, Tenkasi Appealed application Dated.11.02.2021.
4. The Principal secretary to the Government, Housing and Urban Development Department, Letter No.6066/UD-5(1)/2021-2,Dt.25.08.2021.
5. No Objection certificate from the Assistant Director, Geology and Mining

Department, Tenkasi District, No.M1/31922/2021, Dated.21.01.2022.

6. Letter from the District Forest Officer and wild life warden, Tamilnadu Forest Department, Tirunelveli Division, C.No.P/9416/2021, Dated.17.06.2022.
7. Superintending Engineer, (A.G.),Agricultural Engineering Department, Letter No.A1/4593/2021, Dated.13.01.2022.
8. NOC from the Revenue Divisional Officer, Sankarankoil Division, Tenaksi District, Mu.Mu.No.3533/2021/A1, Dated.20.07.2022.
9. Joint Director, Agricultural Department, Tirunelveli, Letter No.Ni.7/9028/2019, Dated.18.10.2019.
10. NOC from the District Officer(F.A.C),Fire & Rescue Services Department, Tenkasi District, O.MU.No.8811/AA/2023, dated.14.12.2023.
11. G.O.85, Housing and Urban Development Department Dated 16.05.2017.
12. G.O.18, Housing and Urban Development Department Dated 04.02.2019.
13. G.O.18, Municipal Administration and Water Supply Department , Dated 04.02.2019 and G. O. 16, Municipal Administration and Water Supply Department , Dated 31.01.2020.
14. Circular from the Commissioner of Town and Country Planning, ROC No. 7486/2009/PA2 Dated 16.04.2009.
15. Circular from the Commissioner of Town and Country Planning, ROC No. 21075/2009/PA1, Dated 27.06.2012.
16. Circular form the Commissioner of Town and Country Planning, ROC No.12201/2017/PA1, Dated 22.09.2017.
17. Circular from the Commissioner of Town and Country Planning, ROC No.14227/2017/CP, Dated 14.12.2017.
18. Circular from the Commissioner of Town and Country Planning, ROC No. 19992/2011(1)/Special cell Dated 31.05.2018.
19. G.O.53, Housing and Urban Development Department Dated 14.06.2018

20. G.O.138, Housing and Urban Development Department Dated 04.06.2004
21. G. O.01, Housing and Urban Development Department Dated 05.01.2021.
22. Circular from the Commissioner of Town and Country Planning, ROC No. 4367/2019/PA2 Dated 05.02.2020.
23. Principal Secretary, Housing and Urban Development Department ROC No. 8449/UD4(3)/2020-2, Dated 23.09.2020
24. Demand Payment Request Letter, Dated .19.01.2024.
25. Applicant Thiru.R.B.Sethuraja , Demand remittance letter , Dated 19.01.2024.
26. G.O.49. Housing and Urban Development Department Dated 25.04.2023.

Order:

With reference to the 1st Cited letter, Applicant has requested for the Technical Clearance of Existing Commercial Building in Tenkasi District, Sivagiri Taluk, Sivagiri Town Panchayat, Sivagiri Part -I Village, Survey No. 638/1A1B, Extent of 404.68 Sq.m., Existing Commercial Building (GF) having FSI area of 257.96Sq.m.

Vide reference 2nd cited, The already submitted application has been rejected as mentioned.

Vide reference 3rd cited ,The proposal for the existing building, which has violations, has already been submitted to the government and Placed before the appeal committee,.

vide reference 4th cited, in the Government letter has issued the following recommendation:,

“The Appeal Committee deliberated the issue in detail and decided to direct the appellant to rectify the building in compliance with TNCD&BR, 2019 and to obtain NOC from all stake holding line departments since the site falls under the villages notified under the HACA and also to obtain necessary Planning Permission within

three Months' Time" The Government accept the recommendation of the Appeal Committee.

Accordingly the Government hereby direct the appellant Thiru.R.B.Sethraja to rectify the building in compliance with Tamil Nadu Combined Development and Building Rules, 2019 and to obtain NOC from all stake holding line departments since the site falls under the villages notified under the HACA and also to obtain necessary planning permission within three months' time.

The building has been rectified in accordance with the Tamil Nadu Combined Development and Building Rules, 2019. Additionally, the applicant has obtained the necessary No Objection Certificate (NOC) from the following departments.

1. vide reference cited No.5, No Objection certificate from the Assistant Director, Geology and Mining Department, Tenkasi District, No.M1/31922/2021, Dated.21.01.2022.
2. vide reference cited No.6, Letter from the District Forest Officer and wild life warden, Tamilnadu Forest Department, Tirunelveli Division, C.No.P/9416/2021, Dated.17.06.2022.
3. vide reference cited No.7, Superintending Engineer, (A.G.),Agricultural Engineering Department, Letter No.A1/4593/2021, Dated.13.01.2022.
4. vide reference cited No.8, NOC from the Revenue Divisional Officer, Sankarankoil Division, Tenkasi District, Mu.Mu.No.3533/2021/A1, Dated.20.07.2022.

vide reference 4th cited, In compliance with the appeal committee decision and letter from the Secretary to the Government, , the petitioner has submitted the necessary NOC's and documents satisfying the necessary conditions.

Hence, technical clearance for the above existing commercial building with boundary of the site has been marked as "1" to "4" is hereby issued in Building Planning Permission No: **BP/TDTCP No: SWP/02/2024** from

03.02.2024 to 02.02.2032 (8 Years).The technical clearance / Planning Permission has been issued with the following general and special conditions.

The Existing Commercial Building area Details:

Area of the Site : 404.68 Sq.m

SL. No.	Floor Detail	FSI Area (Sq. m)	Non-FSI Area (Sq. m)	Total Buildup Area (Sq. m)
1	Ground Floor	257.96	----	257.96
Total Area		257.96	----	257.96

- Total FSI Area – 257.96 Sq.m

SPECIAL CONDITIONS:

- 1. Executive Officer, Sivigiri Town Panchayat shall ensure the wall shown in the plan is to be dismantled in Approved plan shall be removed as per plan before the issue of Building Licence.**
2. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions mentioned in the No Objection Certificates obtained from the Central and State Govt. Departments must be followed scrupulously.
4. Planning Permission /Technical clearance 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 /Technical clearance 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.

5. 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.
6. 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.
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 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 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/Technical clearance is valid for eight years from the date of issue. Period of Planning Permission will be from **03.02.2024 to 02.02.2032 (8 Years)**
2. Solar Water Heating System should be installed in the Existing 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 Existing 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 /Technical clearance 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, Municipal Administration and Water Supply Department , 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, Municipal Administration and Water Supply Department , 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 sent to the Owner and the copy of the same should be sent 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 for at least 1/3 of the upper floor area for one Kilowatt of electricity.
13. Building final Approval order should be obtained from The Executive Officer, Sivagiri Town Panchayat.

14.If any of the details given in the application for Planning Permission /Technical clearance is found to be incorrect, this order will be cancelled and legal action will be taken.

15.Government Registered Electrical Contractor must be employed for wiring works during construction.

16. The concerned Local Body should ascertain whether there are any pending court cases against the proposed site before issue of final approval.

17. As per TNCDBR'19 Rule No.47(6) an Amount of Rs.93,480 /was paid in lieu of the 10% OSR Reservation.

18. Closed Circuit Television Units (CCTV) shall be installed by the Owner of the Building as per the Annexure XXI of TNCDBR 2019.

19.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 plot. 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	1122.00	16.10.2023
2	CC charges	2907.00	19.01.2024
3	Centage Charge for Land	600.00	
4	Centage Charge for Building	1500.00	
5	Display Board Charges	1500.00	
6	Infrastructure and AmenitiesCharges	50760.00	05.01.2024
7	Security Deposit	25380.00	
8	OSR Charges	93480.00	

Joint Director/Assistant Director(FAC),
District Town and Country Planning Office,
Tenkasi District.

Enclosure

Original Map and Condition – 2 sets

To:

The Executive Officer,
Sivagiri Town Panchayat,
Tenkasi District.

Copy To:

Thiru.R.B.Sethuraja ,
D.No.66, 11th Neer Road,
Sivagiri ,
Tenkasi District - 627 256.

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.

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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

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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

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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.

