

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**

**PRESENT : TMT.S. NANTHINI. B.E,
Online Building Plan Application**

Online Application No: SWP/BPA/099470/2024

Date.26.03.2024

Sir/ Madam

Subject: Marriage Hall Building - DTCP - Tenkasi District -
Sankarankoil Taluk- Sankarankoil Municipality/Village –
Sankarankoil Local Planning Area – Sankarankoil D.D. Plan No.IV
- Ward:A, Block:32, T.S.No.26/13, 26/15, 26/16 (Old.S.F.
No.56/1pt, 56/2pt) - for an Extent of 1923.00 Sq.m – Proposed
Construction of Marriage Hall Building (GF+FF+HR) having FSI
area of 996.58 Sq.m. - Technical Clearance issued - Forwarded for
Further action - Reg.

Reference:

1. Applicant Thiru.A.Mohamed Yusuf, online Building application No. SWP/BPA/099470/2024, Dated.08.01.2024.
2. NOC from the District Officer (FAC) , Fire & Rescue Department , Tenkasi District, O.Mu.No.3389/A/2023, Dated 19.05.2023.

3. NOC from the Divisional Engineer, Highways Department, Tenkasi District, Letter No.1401/2022/JDO3, Dated 11.10.2022.
4. NOC from the Divisional Engineer, Highways Department, Tenkasi District, Letter No.2472/2023/JDO3, Dated 24.11.2023.
5. Scheme road handover to the Local Body wide Gift deed No.3839/2023, Dated 08.12.2023.
6. G.O.85, Housing and Urban Development Department Dated 16.05.2017.
7. G.O.18, Housing and Urban Development Department Dated 04.02.2019.
8. 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.
9. Circular from the Commissioner of Town and Country Planning, ROC No. 7486/2009/PA2 Dated 16.04.2009.
10. Circular from the Commissioner of Town and Country Planning, ROC No. 21075/2009/PA1, Dated 27.06.2012.
11. Circular form the Commissioner of Town and Country Planning, ROC No. 12201/2017/PA1, Dated 22.09.2017.

12. Circular from the Commissioner of Town and Country Planning, ROC No.14227/2017/CP, Dated 14.12.2017.
13. G.O.166, Housing and Urban Development Department Dated 04.02.2019(Insisting TNRERA Registration)
14. Circular from the Commissioner of Town and Country Planning, ROC No. 19992/2011(1)/Special cell Dated 31.05.2018.
15. G.O.53, Housing and Urban Development Department Dated 14.06.2018 .
16. G.O.138, Housing and Urban Development Department Dated 04.06.2004.. O.01, Housing and Urban Development Department Dated 05.01.2021
17. Circular from the Commissioner of Town and Country Planning, ROC No. 4367/2019/PA2 Dated 05.02.2020.
18. Principal Secretary, Housing and Urban Development Department ROC No. 8449/UD4(3)/2020-2, Dated 23.09.2020
19. Demand Payment Request Letter, Dated 04.03.2024
20. Applicant Thiru.A.Mohamed Yusuf, Marriage Hall Building Demand remittance letter Dated 04.03.2024 .

Order:

With reference to the 1st Cited letter, Applicant has requested for the Planning Permission of Proposed Construction of Marriage Hall Building in Tenkasi District, Sankarankoil Taluk,

Sankarankoil Municipality/Village, Sankarankoil Local Planning Area, Sankarankoil D.D. Plan No.IV, Ward:A, Block:32, T.S.No.26/13, 26/15, 26/16 (Old.S.F. No.56/1pt, 56/2pt) for an Extent of 1923.00 Sq. m. to the Proposed Construction of Marriage Hall Building (GF+FF+HR) having FSI area of 996.58 Sq.m. The boundary of the site has been marked as “A” to “ I ” having Building Planning Permission No: **BP/TDTCP No : SWP/05/2024** from 26.03.2024 to 25.03.2032 (8 Years). Planning Permission has been issued with the following general and special conditions.

Area of Site - 1923.00 Sq.m

The Proposed Marriage Hall Building area:

S. No.	Floor Name	Net FSI Area (Sq. m)	Non-FSI Area (Sq. m)	Total Builtup Area (Sq. m)
1	Ground Floor Area	493.28	41.77	535.05
2	First Floor Area	503.30	----	503.30
3	Terrace Floor Area	----	17.35	17.35
	Total Area	996.58	59.12	1055.70

- As per TNCDBR'19 Rule No.47(6) an Amount of Rs.1043446/ - was paid as an alternative to the 10% OSR Reservation.
- Total FSI Area - 996.58 Sq.m.

SPECIAL CONDITIONS:

1. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. As specified in the high ways NOC vide reference 3 and 4 cited, Approach culvert with dimensions of 11.00m x 8.10m shall be constructed and maintained with standard vent specification and dimensions of the Highway department and it shall not interface with traffic on the highway or highway Drainage. the NOC shall be renewed every year as per the rules till the lifespan of the proposed marriage hall building.
3. Conditions mentioned in the No Objection Certificates obtained from the Central and State Govt. Departments must be followed scrupulously.
4. 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.

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. 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.
8. If any court case would be pending with reference to this proposal, the technical concurrence would be treated as **INVALID**.
9. It is only the responsibility of the builders to ensure the stability of the building.
10. 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).

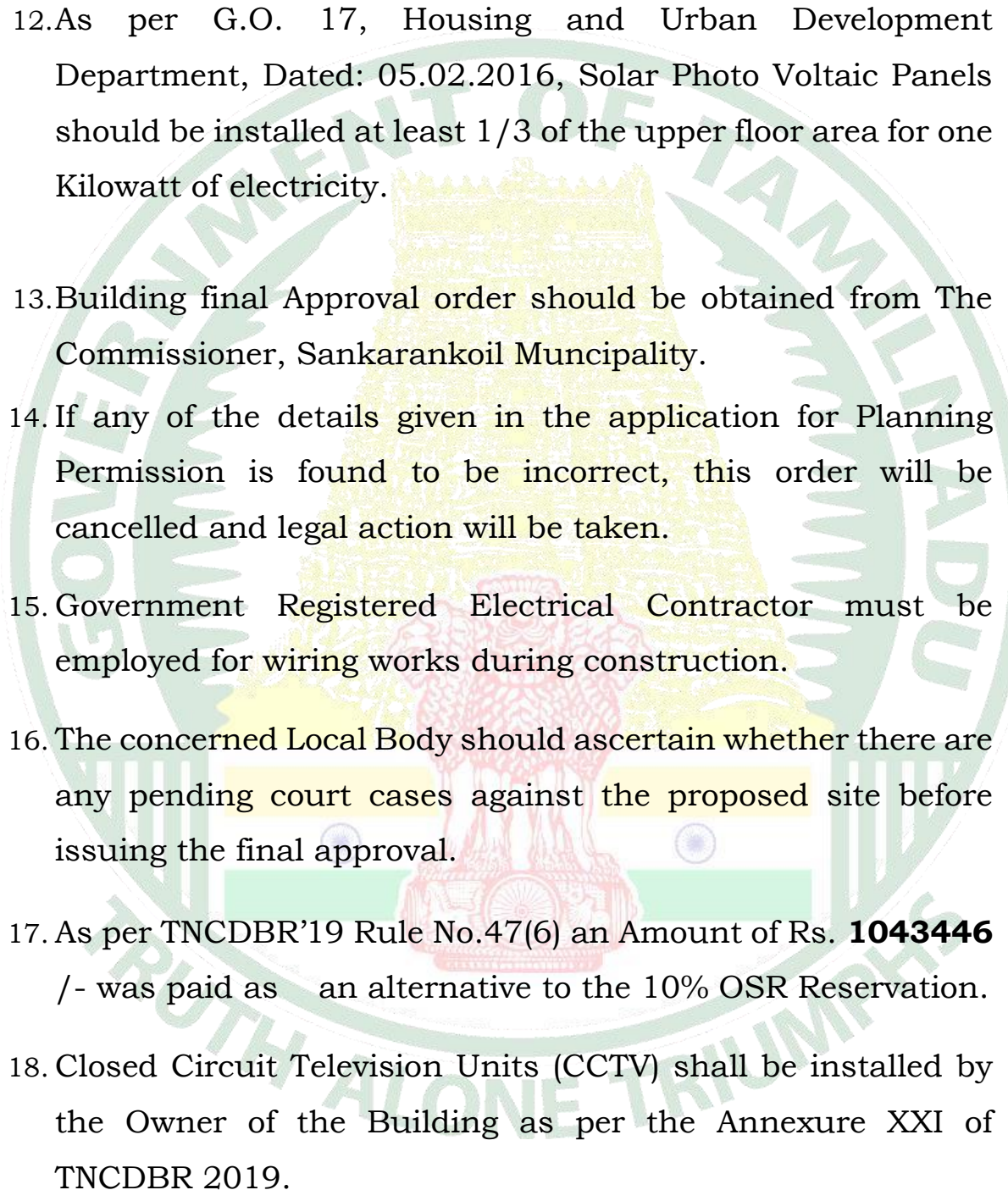
11. According to G.O No 18 Department of Municipal Administration and Water Supply, Dated- 04.02.2019, Construction Continuation Certificate should be obtained from this office for the Planning Permission approved building at the time of Plinth Level itself. After Completion of the building works at 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 **26.03.2024 to 25.03.2032 (8 Years)**
2. Solar Water Heating System should be installed in the Marriage Hall 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 Marriage Hall 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, 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 College 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 send to the Owner and the copy of the same should be send to the Assistant Director of Town and Country Planning Office, Tenkasi.

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12. As per 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.
 13. Building final Approval order should be obtained from The Commissioner, Sankarankoil Municipality.
 14. 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.
 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 issuing the final approval.
 17. As per TNCDBR'19 Rule No.47(6) an Amount of Rs. **1043446** /- was paid as an alternative to 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. The Scheme Road was handover to the Sankarankoil Municipality wide Gift deed No. 3839/2023, Dated 08.12.2023.

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 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 22)

Charges Paid Details

Sl.No	Fees Details	Amount	Date
1	Scrutiny Fees	5095	08.01.2024
2	OSR Fees	1043446	20.02.2024
2	CC Charges	11872	04.03.2024
3	Centage Charge Land	1200	
4	Centage Charge for Building	4000	
5	Display Board Charges	1500	
6	Infrastructure & Amenities Charges	188376	
7	Security Deposit Charges	94188	

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.A.Mohamed Yusuf,
No.718/17,A V RM V Colony 1st street,
Sankarankoil,
Tenkasi District – 627 775.

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](#)



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
suite
/landlens/one



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

