

PP

APPROVAL RECORD

Planning Permission

Thanjavur

Thanjavur 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.

ROC.No : SWP/BPA/004964/2022

Dt. 10.2023

Sir,

Subject : Revised and Additional School Building – District Town and Country Planning office Thanjavur – Thanjavur District – Pattukottai Taluk – Thuvarankurchi Panchayat/Village – S.F.No.192/2A, 193/2B, 193/3A, 193/4B, 193/5B, 193/6A & 193/6B with site extent of 18981.63 Sq.m – FSI Area of 1271.40 Sq.m. has been already approved (B.P./DTCP(TD) No.03/2021 with site approval boundaries from „A” to „L”) – Now proposed additional construction of building in the already approved site – Revised & Additional Construction of School Building Block A & B – Total FSI Area of 5948.17Sq.m. – Technical Concurrence Issued – Forwarded for further action – Reg.

- Reference :**
1. The Director of Town and Country Planning Chennai Lett Roc.No. SWP/BPA/004964/2022,Dated: 08.09.2023.
 2. Applicant Thiru. B.Sheikabdullah, Online Application Reference No.SWP/BPA/004964/2022,Dated:30.12.2022
 3. Assistant Director, Thanjavur Town and Country Planning Proceedings Roc No.58/2021/TD-2, Dated.12.02.2021.
 4. G.O(Ms).No.86, Housing and Urban Development Department, Dated: 28.03.2012.
 5. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
 6. G.O(Ms).No.85, Housing and Urban Development Department, Dated: 16.05.2017
 7. G.O. No.53, Housing and Urban Development Department, Dated: 16.04.2018.
 8. G.O. No.18, Housing and Urban Development Department, Dated: 04.02.2019.
 9. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
 10. G.O.(Ms)No.18, Municipal Administration and Water Supply Department, Dated: 04.02.2019 & G.O.(Ms)16 Municipal Administration and Water Supply Department, Dated: 31.01.2020.
 11. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.

12. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Commissioner of Town and Country Planning, Chennai (Circular)
13. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Commissioner of Town and Country Planning, Chennai (Circular)
14. Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
15. Letter Roc No. 14227/2017/CP, Dated: 14.12.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
16. Letter Roc No. 7963/2022/K1, Dated: 11.04.2023 of Director of Town and Country Planning, Chennai (Circular)
17. Letter Roc No. 11281/2023/TCP5, Dated:12.05.2023 of Director of Town and Country Planning, Chennai (Circular)
18. Joint Director, Agriculture Department, Thanjavur District Letter Roc No.E1/1114/2020, Dated.07.03.2020
19. Station Officer, Pattukkottai Fire & Rescue service station N.O.C.No.34/2022, Dated.21.04.2022.
20. G.O. No.112, Housing and Urban Development (UD(1)2) Department, Dated: 22.06.2017
21. Demand payment request letter dated 01.09.2023
22. Demand payment Thiru. B.Sheikabdullah, Thanjavur demand remittance letter dated 14.09.2023

Order

DTCP Chennai 1st cited in reference to the 2nd Cited letter, the applicant Mr.B.Sheikabdullah has requested for the Revised & Additional Proposed Construction of School Building at Thanjavur District, Pattukottai Taluk, Thuvarankurchi Panchayat/Village, S.F.No.192/2A, 193/2B, 193/3A, 193/4B, 193/5B, 193/6A & 193/6B with site extent of 18981.63 Sq.m. The Ground & First floor FSI Area of 1271.40 Sq.m. has been already approved in the reference 3rd cited above **(B.P./DTCP(TD) No.03/2021)** with site approval boundaries from „A“ to „L“.

In the above already approved site, the applicant Mr.B.Sheikabdullah, has requested for the approval of Revised & Additional Proposed Construction of School Building has Block A & B of FSI area 5948.17 Sq.m.

The Technical Concurrence for the Revised & Additional Proposed Construction of School Building Block A & B of GF+2 floors of built up area as follows;

Proposal Details

Area of Site- 18981.63 Sq.m

Area Statement

Revised & Additional Proposed Construction of School Building

S. No	Description	Already Approved No. 03/2021, Dt.12/02/2021		Proposed/ Additional		Total FSI Area		Total Builtup Area (Sq.m)
		FSI Sq.m	Non FSI Sq.m	FSI Sq.m	Non FSI Sq.m	FSI Sq.m	Non FSI Sq.m	
Block-A								
1.	Ground Floor	635.70	-	357.07	35.19	992.77	35.19	1027.96
2.	First Floor	635.70	-	194.51	35.19	830.21	35.19	865.40
3.	Second Floor	-	-	830.21	35.19	830.21	35.19	865.40
4.	Headroom	-	-	-	92.25	-	92.25	92.25
Block-B								
1.	Ground Floor	-	-	1123.93	35.19	1123.93	35.19	1159.12
2.	First Floor	-	-	1047.12	35.19	1047.12	35.19	1082.31
3.	Second Floor	-	-	1123.93	35.19	1123.93	35.19	1159.12
4.	Headroom	-	-	-	92.25	-	92.25	92.25
Total Floor Area		1271.40	-	4676.77	395.64	5948.17	395.64	6343.81

(Existing FSI Area + Additional Proposed FSI Area)

(1271.40 Sq.m + 4676.77 Sq.m = 5948.17 Sq.m)

Total FSI Area – 5948.17 Sq.m

FSI – 0.313

OSR Area – 1898.852 Sq.m (10.004 %) provided.

So to issue building approval U/S 47 of Tamil Nadu Town and Country Planning Act 1971.The Technical Concurrence issued and building drawings numbered as **SWP/B.P/DTCP No: 289/2023.**

The Technical Concurrence issued with the following General and Special Conditions: -

Special Conditions

1. The OSR area (earmarked as 1 to 4) 1898.852 Sq.m shown in the site plan should be retained as Open Space Reservation as per TNCDDBR, 2019 Rule No.41(1)(i).
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. 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 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.
5. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
6. 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, Patta, gift deed & Power of Attorney 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.

7. 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.
8. The Applicant should be followed the conditions are specified in the reference cited 3rd as above.
9. 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)**

10. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 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 licenses or clearance required for the site or premises or activity under various other laws.

General Conditions

1. Solar water heating system to be provided to the Revised & Additional Proposed Construction of School Building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. The Open Space shown in the drawing should be left as it is.
4. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
5. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Municipal Administration and Water Supply Department, Dated: 04.02.2019 & 31.01.2020.
6. 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.
7. Mosquito netting to be provided at OHT and well.
8. Fire rescue equipment should be provided as per Rules

9. As per GO No 341 MAWS Department, dated 03.11.2004 "U" Trap in the septic tank design to be provided.
10. Fly Ash bricks and Materials must be used for construction.
11. As per G.O.(Ms)No. 18, Municipal Administration and Water Supply Department, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
12. As per references Cited Government orders & circulars Centage Charges, Infrastructure and Amenities charges, Shelter fund and other relevant charges to be collected and take further action by District officer.

Payment Details

Scrutiny Fees	: 66435/- Dated: 30.12.2022
Centage Charges for Land	: 300/- Dated: 14.09.2023
Centage Charges for Building	: 11300/- Dated: 14.09.2023
Display Board Charges	:1500/- Dated: 14.09.2023
Infrastructure and Amenities Charges	:8,79,312/- Dated: 14.09.2023
CC Charges	: 68281/- Dated: 14.09.2023
Security Deposit Charges	: 439656/- Dated: 14.09.2023
Shelter Charges	: 1328/- Dated: 14.09.2023

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

Encl: Building Plan Map

To

The President,
Thuvarankuruchi panchayat,
Pattukottai Taluk,
Thanjavur District.

Copy:

1. Thiru. B.Sheikabdullah,
46, North Street,
Thuvarankuruchi
Pattukottai Taluk,
Thanjavur - 614601
2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore.

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.

