

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.

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
THANJAVUR DISTRICT

Online Building Plan Application – Technical Concurrence

Application Number : SWP/BPA/008618/2023

Subject : **Revised Approval for Construction of Multi Dwelling Building(Affordable Housing)** – District Town and Country Planning – Thanjavur District – Thiruvudaimaruthur Taluk and Town panchayat – Mahadhanapuram Village – R.S.No.21/4B1B, 21/6B, 114/3A1, 114/3A2 & 114/15 with site extent of 2775.00 Sq.m – FSI Area of 7772.582 Sq.m in stilt + 5 floor Affordable housing has been already approved (B.P./DTCP No.304/2022 with site approval boundaries as numbered as 'A' to 'K') – Now proposed to revised approval for construction of building in the already approved site – Revised approval for Construction of Multi Dwelling (Affordable Housing) stilt +5 floors of having 95 dwelling units – Total FSI Area of 7471.70Sq.m. – Technical Concurrence Issued – Forwarded for further action – Reg.

- Reference : 1. Applicant Thiru.Muralitharan and Jayanthi Sundhar, Online Application Reference No.SWP/BPA/008618/2023, Dated:30.03.2023.
2. Director of Town and Country Planning Proceeding Roc No. 24715/2021/TCP12, Dated.12.08.2022.
 3. Deputy Director/ Assistant Director,(i/c) Thanjavur District Town and Country Planning Letter Roc No.5008/2021/TD-2, Dated.29.09.2022
 4. Director of Town and Country Planning Proceeding Roc No. SWP/BPA/008618/2023, Dated.17.08.2023.
 5. G.O(Ms).No.86, Housing and Urban Development Department, Dated: 28.03.2012.
 6. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
 7. G.O(Ms).No.85, Housing and Urban Development Department, Dated: 16.05.2017
 8. G.O. No.53, Housing and Urban Development Department, Dated: 16.04.2018.
 9. G.O. No.18, Housing and Urban Development Department, Dated: 04.02.2019.

10. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
11. 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.
12. 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.E1/5433/2021, Dated.29.07.2021.
19. Fees demand sent to applicant on 25.08.2022.
20. Fees paid details received from Application on 29.09.2022

Order

With reference to the 1st Cited letter, the applicant Thiru.Muralitharan and Jayanthi Sundhar has requested for the Revised approval for Construction of Multi Dwelling (Affordable Housing) stilt + 5 floors having 95 dwelling units in existing approved Construction of Multi Dwelling (Affordable Housing) stilt + 5 floors having 105 dwelling units at Thanjavur District, Thiruvidaimaruthur Taluk and Town panchayat, Mahadhanapuram Village R.S.No.21/4B1B, 21/6B, 114/3A1, 114/3A2 & 114/15 with site extent of 2775.00 Sq.m. The Stilt + 5 floors of FSI Area is 7772.582 Sq.m. has been already approved in the reference 2nd cited above (B.P./DTCP No.304/2022) with site approval boundaries as numbered as 'A' to 'K'.

In the reference 3rd cited letter the boundary of the site 2775.00sq.m and Construction of Multi Dwelling (Affordable Housing) stilt + 5 floors having 95 dwelling units with an FSI area 7772.582sq.m are already approved by Deputy director of thanjavur district office vide **B.P./DTCP No.304/2022** dated:29.09.2022.

In the reference 4th cited proceedings of Director of Town and Country Planning, Chennai, Technical concurrence has been issued under section 47(A) of Town and Country Planning Act, 1971 for the above Revised proposal and numbered as **SWP/B.P/DTCP No: 302/2023**.

The fees collected from the previous file is adjusted and found that sufficient amount was paid by the applicant as cited in 20th reference. Hence no additional charges is required to pay for this revised site approval. The boundary of the site has been marked as "A to K" and Revised approval for Construction of Multi Dwelling (Affordable Housing) stilt + 5 floors having 95 dwelling units with an FSI Area of 7471.70 Sq.m in the site has been issued and numbered as **SWP/DTCP/R/BP.No.24/2023** with the validity from 28.08.2023 to 27.08.2031 (8 Years).

The Technical Concurrence for the Revised approval for Construction of Multi Dwelling Building (Affordable Housing) Stilt + 5 Floors of built up area as follows;

Area of Site- 2775.00 Sq.m

Existing Approved Built up Area Details:

S. No	Description	FSI Sq.m	Non FSI Sq.m	Total Builtup Area (Sq.m)
1.	Stilt Floor	24.00	1877.722	1901.722
2.	First Floor	1694.973	118.932	1813.905
3.	Second Floor	1694.973	118.932	1813.905
4.	Third Floor	1694.973	118.932	1813.905
5.	Fourth Floor	1694.973	118.932	1813.905
6.	Fifth Floor	968.69	74.494	1043.184
7.	Head Room	-	77.71	77.71
Total Floor Area		7772.582	2505.654	10278.24

Revised Built up Area Details:

S. No	Description	FSI Sq.m	Non FSI Sq.m	Total Builtup Area (Sq.m)	Usage
1.	Stilt Floor	24.00	1630.21	1654.21	Transformer Room & Parking
2.	First Floor	1489.54	106.02	1587.75	19 dwelling
3.	Second Floor	1489.54	106.02	1587.75	19 dwelling
4.	Third Floor	1489.54	106.02	1587.75	19 dwelling
5.	Fourth Floor	1489.54	106.02	1587.75	19 dwelling
6.	Fifth Floor	1489.54	106.02	1587.75	19 dwelling
7.	Terrace Room	-	82.90	82.90	Head Room & Lift Machine Room
Total Floor Area		7471.70	2243.21	9675.86	95 dwelling

Revised FSI Area – 7471.70 Sq.m

Permitted FSI – 2.692

Special Conditions

1. As per this office Circular ROC.No.4367/2019/BA2,Dated.05.02.2020 10% OSR Area should be calculated and collect the Guideline value before the issue of Planning permission.
2. The gifting of the reservation of land for community recreational purposes in respect of Institutional developments and Industrial Developments to the Local Body is not required. However, the space may be maintained by the owner concerned subject to the supervision and monitoring of the concern local body.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
5. Technical Clearance is issued in accordance with the provisions of the Town and Country Planning Act and the rules 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. Technical Clearance 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.

6. Developer and also the Architects/Licensed Surveyors and the Structural Engineer Associated with the Development shall ensure the at Development shall be structurally sound and adequate safety measures are taken during the process of construction
7. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
8. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and Technical Clearance. Initial verification of the documents (lease deed, sale deed, gift deed, 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.

9. 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.
10. "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 of it only after registering the Real Estate project with the Real Estate Regulatory Authority.
11. If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs.1000/- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 8th cited above. The payment of charges shall be made under the following Head of Account.

Head of Account:

0217 Urban Development - 60 other Urban Development Schemes -

800 other Receipts - AS Receipts under Land Use Conversion Charges-

227 non-Taxation fees - 09 Collections

(IFHRMS CODE: 0217-60-800-AS 22709)

General Conditions

1. This Technical Clearance issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 47(A).
2. Solar water heating system to be provided to the proposed building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
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. No.18 & G.O. No.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, Municipal Administration and Water Supply 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. 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. In case the documents submitted for approval found fake the Technical Clearance would be cancelled without intimation to the applicant.
13. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
14. Government Registered Electrical Contractor must be employed for wiring works during construction.

Fees Paid Details

<u>Sl.No.</u>	Charges		Amount in Rupees	Remitted Date
1.	Scrutiny Fees		25000/-	28.10.2021
2.	Centage Charge	for Land	300/-	21.09.2022
		for Building	10800/-	21.09.2022
3.	Infrastructure and Amenities charges		1470000/-	21.09.2022
4.	Security Deposit Charges		735000/-	28.09.2022
5.	Completion Certificate Charges		111000/-	29.09.2022
6.	Display Board		10000/-	28.09.2022
7.	Shelter Fund		230000/-	21.09.2022
8.	OSR charges		1205000/-	29.09.2022
9.	Flag day fund		3000/-	28.09.2022

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

To

The Executive Officer ,
Thiruvudaimaruthur Town Pachayat
Thiruvudaimaruthur Taluk,
Thanjavur District.

Copy To:

Thiru. Muralitharan and Jayanthi sundar,
No.3,Mahalinga Ayyar Agraharam,
Mahathanapuram,
Thiruvudaimaruthur,
Thanjavur - 612104

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

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



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.

