

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.

DIRECTORATE OF TOWN AND COUNTRY PLANNING

Online Building Plan Application - Planning Permission

From:

P.Karthick Krishna. B.Plan, M.Plan
Assistant Director,
District Town and Country Planning office,
No.5, Ganapathy nagar, 2nd street,
Medical College road,
Thanjavur – 613 001.
Tel No.04362 270133.
Email ID: dtcpthanjavur@gmail.com

To:

The President,
Ullur Village Panchayat,
Kumbakonam Taluk,
Thanjavur District.

Subject: **High Rise Building (HRB) - Commercial Building** – Office of District Town and Country Planning, Thanjavur – Thanjavur District, Kumbakonam LPA/Taluk, Ullur Village, S.Nos. 101/2B1A, 7, 8, 9, 16; 102/2A2, 2A3, 3; 103/2A1, 2E1, 2E2, 2F1,4A, 7, 8 with a total Plot extent -12215.00 sq.m (As per Patta), Total FSI Area 17722.59Sq.m - Multiplex Commercial Mall (Commercial Building) – Planning Permission Issued – Forwarded for further action- Reg.

- Reference:**
1. Applicant Mr.K.Soundararajan & S.Suguna Online Application Reference No.SWP/BPA/0017055/2023, Received Dated: 07.09.2023.
 2. Director of Town and Country Planning Chennai Letter Roc.No. SWP/BPA/0017055/2023, Dated: 29.12.2023.
 3. Assistant Director, District Town and country Planning Office, Thanjavur District / Inspection Report of Online Application No.SWP/BPA/0017055/2023,Dated:12.09.2023.
 4. HRB Meeting held on 01.12.2023 (Subject No.3).
 5. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
 6. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.

7.G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.

8. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.

9. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.

10.G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.

11.Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated:16.04.2009.

12.Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated:22.09.2017.

13.Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/SplCell, Dated: 14.12.2017.

14.Director of Fire and Rescue Services Department Noc. R.Dis.No.11197/C1/2023, dated 18.08.2023. PP NOC No.134/2023.

15.Executive Engineer, Water Resource Department, Kaveri Basin Division Culvert NOC 152M/F.KM.Culvert/2017/Va-2, dated 12.05.2017.

16.Honourable Chennai High court, Madurai Branch Case No. W.M.P(MD)No.18584 and 18585/2022, W.M.P(MD)No.13512, 13513,13514 &13515/2022, order Dated: 29.08.2022.

17.Director of Town and Country planning Proceeding Roc No. 523/2017/TCP-12,Dated: 03.05.2023 & 27.12.2023 (DD plan Scheme Road Deletion).

18.Director , Tamil Nadu Fire and Rescue Services, Egmore, Chennai ,Vide Letter.R.Dis.No.11197/C1/2023.(PP.NOC.No.134/2023),Dated .18.08.2023.

19.Demand payment Request Letter, Dated:05.01.2024.

20.Applicant Mr.K.Soundararajan & S.Suguna demand remittance letter dated : 05.01.2024.

21.Kumbakonam Local Planning Authority Resolution No-1 and Dated:09.01.2024.

Order:

With reference to the 1st cited letter, the applicant K.Soundararajan & S.Suguna has requested for the approval of proposed construction of High Rise Multiplex Commercial Mall (Commercial Building) in Thanjavur District, Kumbakonam LPA/ Taluk, Ullur Village, S.Nos 101/2B1A, 7, 8, 9, 16, 102/2A2, 2A3, 3, 103/2A1, 2E1, 2E2, 2F1, 4A, 7, 8 with a total site extent of 12215.00sq.m (As per patta) and total FSI area is 17722.59 Sq.m.

The above HRB Commercial proposal was placed in High Rise Building Panel Meeting held on 01.12.2023. The subject was discussed and suggestions of High Rise Building Panel were obtained.

The Assistant Director/Member Secretary, Kumbakonam Local Planning Authority, Thanjavur District Town and Country Planning Office has recommended the proposal with a site inspection remarks. Based on the Assistant Director/Member Secretary, Kumbakonam Local Planning Authority, Thanjavur District Town and Country Planning Office recommendation, the applicant request has been accepted and the boundary of the site has been marked as “1 to 49”

The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 497/2023 and SWP/DTCP/TNJ/KLPA/BP No. 03 /2024.**

The area statement for the Proposed Commercial building is as below:
Area of Site -12215.00 Sq.m (As per Patta).

Proposed Building FSI area details:

S.No.	Description	FSI Area	Non FSI Area	Deduction	Total Built up Area
1	Block-1				
	Basement -1	-	4215.60		4215.60
	Basement -2	-	4215.60		4215.60
	Ground Floor	3530.04	14.37		3544.41
	First Floor	3342.74	224.27		3567.01
	Second Floor	3402.47	164.54		3567.01
	Third Floor	2830.82	759.68		3590.50
	Fourth Floor	3495.56	94.94		3590.50
	Head Room	-	158.86		158.86

2	Block-2				
	Basement Floor	280.24	-		280.24
	Ground Floor	280.24	-		280.24
	First Floor	280.24	-		280.24
	Second Floor	280.24	-		280.24
	Head Room	-	43.47		43.47
	Total Area	17722.59	9891.33		27613.92

Total FSI Area : 17722.59/12215.00 - 1.45%

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

Special Conditions:

1. The OSR Site has been marked as A to M (1270.20 Sq.m) This ear marked land must be handed over to Local body, prior before giving a final approval to the Multiplex Commercial Mall (Commercial Building) . Without, handed over of the OSR Land to consent local body this approval stands invalid.The OSR gift deed document should be uploaded during plinth level approval application.

2.Structural Design report and drawing for the entire structure from PWD shall be obtained before issue of Planning Permission from the District Town and Country Planning Office, Thanjavur.

3.Conditions laid in the Culvert NOC is to be followed scrupulously.

4.Necessary Environmental Clearance is to be obtained before commencement of construction.

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

6.Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

7. Planning Permission 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.

8. 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.

9. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.

10. 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, gift deed, etc) submitted by the applicant's is being verified for the applicant's entitlement to develop in the site.

11. 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.

12. 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.

General Conditions:

1. Solar water heating system to be provided for the proposed construction of Commercial building. Solar photo voltaic panels to be erected at the 1/3rd portion of total terrace area.

2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.

3. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.

4. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 31.01.2020.

5. 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.

6. Mosquito netting to be provided at OHT and well.

7. Fire rescue equipment should be provided as per Rules.

8.As per GO No 341 MAWS dated 03.11.2004 “U” Trap in the septic tank design to be provided.

9.Fly Ash bricks and Materials must be used for construction.

10.As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and professional’s details at the place of construction.

As per references Cited Government orders & circulars centage charges Infrastructure and amenities charges, Shelter fund and other relevant charges to be collected and further action shall be taken by the District officer.

The applicant remitted the required fees given below for the proposed for Construction of Commercial Building .

S.No.	Fees	Remitted Amount in Rs.	Dated
1.	Scrutiny Fees	71850.00	07.09.2023
2.	Centage Charges for Land	300.00	05.01.2024
3.	Centage Charges for Building	14700.00	
4.	Development Charges for Building	285740.00	
5.	Development Charges for Land	24430.00	
6.	Display Board Charges	1500.00	
7.	Infrastructure and Amenities Charges	6646125.00	
8.	Security Deposit Charges	3323063.00	
9.	CC Charges	307542.00	
10.	Shelter Charges	1141151.00	
	Total	11816401.00	

Enclosed:
Building Plan Map

**Assistant Director/ Member Secretary,
District Town and Country Planning Office,
Kumbakonam Local Planning Authority
Thanjavur District.**

Copy:

1. Mr.K.Soundararajan and Suguna,
No:85/102,GandhiNagarEast,
Kumbakonam Town,
Thanjavur-612001
2. 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.

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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
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Services we run
for you
/services



The LandLens
suite
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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

Escrow, negotiation and NRI property management

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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.

