

PP

APPROVAL RECORD

Planning Permission

Sivagangai
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.



**OFFICE OF THE ASSISTANT DIRECTOR OF TOWN AND COUNTRY
PLANNING DEPARTMENT, THANJAVUR DISTRICT**

Online Building Application Number: H9QV70S6 (/092105)/2023/TD-2

From:

Thiru.P.Karthick Krishna,M.Plan.,
Assistant Director,
No.5,Ganapathy Nagar,
South Street,Medical College Road,
Thanjavur District.

To:

The Commissioner,
Pattukottai Municipality,
Pattukottai,
Thanjavur District.

Online Application Number: SWP/BPA/092105/2023 Date : 20.11.2024

Sir,

Sub: Commercial Building (Bus Terminal)– District Town and Country planning, Thanjavur District – Pattukottai Municipality- Pattukottai Thaluk - Nariyampalayam– Ward No - A, Block - 3, T.S.Nos.11 - for an extent of Site area - 77839.00.Sqm – Approval requested for commercial building (Bus Terminal) with FSI area 4310.81 sq.m – Technical Concurrence issued – Forwarded for further action – Regarding.

- Ref :**
1. Applicant The Commissioner, Pattukottai Municipality, vide online application No: SWP/BPA/092105/2023 Dated:30.12.2023.
 2. Technical Concurrence issued by The Director, Directorate of Town and Country Planning, Chennai vide SWP Application Number - SWP/BPA/092105/2023, dated 20.11.2024
 3. G.O 79, Housing and Urban Development Department dated: 04.05.2017.
 4. G.O 138 Housing and Urban Development Department dated 04.06.2004.
 5. G.O.86 Housing and Urban Development Department, Dated: 28.03.2012.
 6. G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
 7. G.O 01 Housing and Urban Development Department, Dated: 05.01.2021.
 8. G.O 53 Housing and Urban Development Department, Dated: 16.04.2018.
 9. G.O.18, Municipal Administration and Water Supply Department, Dated: 04.02.2019.
 10. G.O.16 Municipal Administration and Water Supply Department Dated: 31.01.2020.
 11. G.O 54 Housing and Urban Development Department, Dated: 12.03.2020.
 12. Circular from the Director of Town and Country Planning, Roc No. 7486/2009/BA2, Dated:16.04.2009

13. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 21075/2009/BA1, Dated:27.06.2012.
14. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 12201/2017/BA1, Dated:22.09.2017.
15. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 14227/2017/CP, Dated:14.12.2017.
16. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated:05.02.2020 and 14.08.2021.
17. No Objection Certificate from The District Officer, Fire and Rescue service, Thanjavur District, Vide Letter L.Dis.No.1143/C1/2024(PP) Dated.20.03.2024.
18. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 7963/2022/K1, Dated:11.04.2023.
19. G.O.No.173, Department of Municipal Administration and Water Supply (MA.IV), Dated: 08.12.2022.

1. With reference to the 1st Cited letter, the applicant The Commissioner, Pattukottai Municipality has requested for the approval of construction of commercial building (bus Terminal) in Thanjavur District, Pattukottai municipality, Pattukottai Taluk, Nariyampalayam , Ward No - A, Block - 3, T.S.Nos.11, for an extent of Site area, 77839.00.Sqm, with FSI area 4310.81sq.m. In letter 2nd cited, the applicant request has been accepted and the boundary of the site has been marked as “A to U”and Technical Concurrence issued by The Director, Directorate of Town and Country

Planning, Chennai vide SWP Application Number- SWP/BPA/092105/2023, dated 20.11.2024 under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P / DTCP No:555 / 2024.

The area statement for the commercial building is as below.

Site Extent – 77839.00 sq.m.

Commercial building area details (Bus Termial)

Sl.no.	Description	FSI Area in sq.m	Non FSI Area in sq. m	Total Area in sq.m
1. Block-1	Ground floor	879.60	-	879.60
2. Block-2	Ground floor	745.51	-	745.51
3. Block-3	Ground floor	1244.91	-	1244.91
	Toilet Block	97.94	-	97.94
4. Block-4	Ground floor	1244.91	-	1244.91
	Toilet Block	97.94	-	97.94
Total	-	4310.81	-	4310.81

FSI = 0.055

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

Special Conditions:

1. The boundary of the OSR has been marked as 1 to 9 having an OSR area of 9200 sq.m., shown in site plan should be retained as OSR as per TNCDBR, 2019 Rule No. 41(5).
2. 80' wide Master Plan road as shown in site plan should be retained without any development.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

4. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made thereunder and does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Body of the letter: 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. Conditions mentioned in the No Objection Certificates obtained from the central and state Govt. Departments must be followed scrupulously.
6. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD 4(3)) Department dated : 05.02.2016 relating to installation and use of solar energy system should be followed.
7. 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 to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development 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 anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.
8. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.

9. 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.

Conditions:

1. This planning permission issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.
2. This Permit is furnished by virtue of power delegated by Thanjavur Local Planning Authority Under Sub Division 1 and 2 of Section 91-A of Tamil Nadu Town and Country Planning Act 1971 (Act 35 of 1972) as amended by 22 of 1974.
3. According to section 79 of the Town and Country Planning Act 1971 (Act 35 of 1972) Any Person aggrieved by any decision or order of the planning Authority under Section 49 of Sub Section (1) of Section 54 may appeal to the Director/The Government within two months from the date of on Which the Decision or order was Communicated.
4. After the Planning Permission issued by Member Secretary Thanjavur Local Planning Authority.
 - i. If the details given by the applicant is found to be false (or)

- ii. If the applicant fails to follow the rules and Norms, the Member Secretary concern can cancel or revise the planning permission issued.
5. 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.
6. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
7. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
8. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
9. Applicant should arrange to dispose sewage at his own cost and necessary drinking water provision to be provided at applicant's own cost.
10. Mosquito netting to be provided at OHT and well.
11. 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.
12. Fly Ash bricks and Materials to be used Mandatory.
13. As per GO 16 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.
14. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
15. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
16. 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.

17. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Commissioner, Pattukottai Municipality, if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.

18. Government Registered Electrical Contractor must be employed for wiring works during construction. Special Conditions.

Approval Fees Details

Scrutiny Fees - 125372 /- Dated : 30.12.2023

This technical concurrence issued is forwarded to your office for further action. The Applicant is requested to contact The Commissioner, Pattukottai Municipality, Pattukottai, Thanjavur District for final order.

(e-signed)
Assistant Director,
District Town and Country Planning Office,
Thanjavur District

Encl: Building Plan (e-signed)

Copy to:

The Commissioner,
Pattukottai Municipality,
Pattukottai, Thanjavur District.

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