

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.



OFFICE OF THE ASSISTANT DIRECTOR OF TOWN AND COUNTRY
PLANNING DEPARTMENT, THANJAVUR DISTRICT
Online Building Application Number: LSYI9VRA /0345591/2024/TD-2

From

Mr. P. Karthick Krishna, B. Plan, M. Plan.,
Assistant Director/Member Secretary,
Plot No.5, 2nd Street,
Ganapathi Nager, Medical College Road,
Thanjavur.

To

The Commissioner,
Pattukottai Municipality
Pattukottai
Thanjavur District.

Online Application Number: SWP/BPA/0345591/2024-TD2

Date :31.12.2024

Sir,

Sub : **Commercial Building** – Office of District Town and Country planning,
Thanjavur District – Pattukottai Municipality – Pattukottai Town – Ward.A –
Block-32 – T.S.no.29,30,31,32,33,34,35 and 36 (Old S.F.No.68B/3pt) - site
extent of 1150sq.m – Revised Technical Concurrence for the Stilt + Ground + 3
Floors existing Commercial Building with FSI Area of 1136.95sq.m – Revised
Technical Concurrence issued – Forwarded for further action - reg.

Ref: 1. Applicant received from Mr.T. Sandeep Kumar, vide online application
No:SWP/BPA/ 0345591/2024, Dated:05.09.2024.
2. G.O No. 79, Housing and Urban Development Department, dated:
04.05.2017.
3. G.O 138 Housing and Urban Development Department, dated 04.06.2004.
4. G.O.86 Housing and Urban Development Department, Dated: 28.03.2012.

5. G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O 01 Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O 53 Housing and Urban Development Department, Dated: 16.04.2018.
8. G.O.18, Municipal Administration and Water Supply Department, Dated: 04.02.2019.
9. G.O.16 Municipal Administration and Water Supply Department, Dated: 31.01.2020.
10. G.O 54 Housing and Urban Development Department, Dated: 12.03.2020.
11. Circular from the Director of Town and Country Planning, Roc No. 7486/2009/BA2, Dated:16.04.2009
12. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 21075/2009/BA1, Dated:27.06.2012.
13. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 12201/2017/BA1, Dated:22.09.2017.
14. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 14227/2017/CP, Dated:14.12.2017.
15. 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.
16. Proceeding order of The Assistant Director, District Town and Country planning Office Roc No.383/2022-TD2, dated.26.04.2022 (BP/DTCP/TJ/R/NO - 05/2022)
17. No Objection Certificate from The District Officer, Fire and Rescue service, Thanjavur District, Vide Letter L.Dis.No.5314/C1/2024(P.P), Dated.25.10.2024.
18. Demand payment request letter issued on 31.12.2024
19. Demand remittance letter received on dated:31.12.2024
20. G.O. 166, Housing and Urban Development Department, Dated: 22.06.2018 (Insisting TNRERE Registration).
21. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 7963/2022/K1, Dated:11.04.2023.

Technical Concurrence vide Ref.16 is revised as follows.

Revised Technical Concurrence for the Stilt+Ground + 3 Floors existing Commercial Building with FSI Area of 1136.95 sq.m and Site Extent of 1150.00 sq.m at T.S.no.29,30,31,32,33,34,35 and 36 (Old S.F.No.68B/3pt), Block-32, Ward.A, Pattukottai Town, Pattukottai Municipality, Thanjavur District. The Boundary of the site approval is demarcated as “A to I” and Revised Technical Concurrence for the existing commercial building is given as SWP/DTCP/TNJ/R/BP.NO: 39/2024.

The details of the building area on the said plot is as follows.

Site Area: 1150.00 sq.m

Approval Building Area

Description (Block-J)	FSI Area in sq.m	Non FSI Area in sq. m	Total Area in sq.m
Stilt floor	-	295.75	295.75
Ground floor	100.34	-	100.34
First Floor	396.09	-	396.09
Second Floor	396.09	-	396.09
Third Floor	396.09	-	396.09
Head Room	-	42.96	42.96
Total Area	1288.61	338.71	1627.32

FSI = 1.12

Special Conditions:

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. 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.

3. Conditions mentioned in the No Objection Certificates obtained from the central and state Govt. Departments must be followed scrupulously.
4. 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.
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 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.
6. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
7. 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.
8. The Floor Area ratio (FSI), Setback, parking etc. should be established on the board and displayed at the place where the construction is going on for the visibility to all the public as per the TNCDBR-19 norms.
9. As per the TNCDBR-19 rule, the owner should inform the authority about the building construction phase at the Plinth level, Last storey level and at the finishing level in order to issue the Construction Continuance Certificate (CCC) and Completion Certificate (CC).

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. The building must use for same purpose for which the approval obtained. If used other than the approved use, the planning permission deemed to be cancelled, action will be initiate under 56 and 57 of Town and Country Planning Act -1971 without prior notice, considered as unauthorized construction.
7. "The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department dated 22.6.2017 have approved the Tamil Nadu Real Estate (Regulation and 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 the Real Estate Project with the Real Estate Regulatory Authority"
8. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
9. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
10. 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.

11. Applicant should arrange to dispose sewage at his own cost and necessary drinking water provision to be provided at applicant's own cost.
12. Mosquito netting to be provided at OHT and well.
13. 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.
14. Fly Ash bricks and Materials to be used Mandatory.
15. 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.
16. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
17. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
18. 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.
19. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Local Body if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
20. Government Registered Electrical Contractor must be employed for wiring works during construction. Special Conditions.

The applicant remitted the required fees as given below.

Approval Fees Details.

Sl.No.	Charges	Amount paid in previous Approval No.05/2022 (Roc.No.383/2022)		Amount paid as per revised Approval	
1)	Scrutiny fee	-	-	4,857 /-	11.09.2024
2)	Centage Charge for Building	300 /-	13.04.2022	-	31.12.2024
3)	Centage Charge for Land	3,700/-		-	
4)	I & A Charges	3,00,000 /-		4,840 /-	
5)	Display board Charges	1500 /-		-	
6)	Development Charge for Land	-		2,300 /-	
7)	Development Charge for Building	-		8,075 /-	
8)	CC Charges	23,000 /-		17,383 /-	
9)	Security deposit Charges	1,50,000 /-		-	
10)	OSR charges	6,60,000 /-	13.04.2022	-	-

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

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

Encl: Building Plan (e-signed)

Copy To:

1. Mr.T. Sandeep Kumar,
No.583, Srinagar colony,
Srinivasapuram Extension,
Thanjavur – 613 008.
2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II,
1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai

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.

