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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: LSWCRW0V(452896)/2025/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 Taluk,
Thanjavur District.

Online Application Number: SWP/BPA/ 0452896/2025 Date : 03.03.2024

Sir,

Sub: Consulting Office Building(Commercial Building) – District Town and Country planning, Thanjavur District – Pattukottai Taluk – Pattukottai Municipality – Ward-B, Block-37, T.SNo.16 (Old R.S. No.21B/10 Part) - site extent of 560 sq.m - Technical Concurrence for The Proposed construction of R.C.C Roof Stilt, First, Second Floor Professional Consulting Office Building with an FSI Area of 500.46 sq.m - Order issued – reg.

Ref : 1. Online Application received from the Applicant S.Kala, Thanjavur District, Pattukottai Municipality vide online SWP No:SWP/BPA/0452896/2025 Dated:01.02.2025.

2. G.O 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, Housing and Urban Development Department, Dated: 04.02.2019.
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.2347/C1/2024(P.P)Dated.21.05.2024.
18. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.7963/2022/K1, Dated:11.04.2023.

The Proposed construction of R.C.C Roof Stilt, First, Second Floor Professional Consulting Office Building with an FSI Area of 500.46 sq.m and site extent of 560 sq.m at Ward-B, Block-37, T.SNo.16 (Old R.S.No.21B/10 Part) - Pattukottai Municipality, Pattukottai Taluk, Thanjavur District. The Boundary of the site approval is demarcated as “A to D” and Technical Concurrence for the Consulting Office Building is given as Building Permission No.**SWP/DTCP/TNJ/R/BP.NO:04/2025**.

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

Approval Building Area

Sl.no.	Description	FSI Area in sq.m	Non FSI Area in sq. m	Total Area in sq.m
Block-1	Stilt floor	-	324.0	324.0
	First Floor	324.0	-	324.0
	Second Floor	176.46	-	176.46
	Head Room	-	29.72	29.72
	Total	500.46	353.72	854.18

FSI = 0.89 & Site Area : 560 sq.m

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 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 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.

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 Technical Concurrence by Assistant Director, District Town and Country Planning Office, Thanjavur.
 - 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 Local Body, if the construction is done with Additional/Deviation to the approved plan before Levy of the applicable Taxes.

Approval Fees Details

Scrutiny Fees	2549/-	Dated : 01.02.2025
Centage for Land	300/-	Dated : 27.02.2025
Centage for Building	1500/-	Dated : 27.02.2025
I & A Charges	95880/-	Dated : 27.02.2025
CC Charges	9310/-	Dated : 27.02.2025
Security Deposit	47940/-	Dated : 27.02.2025
Display Board Charges	1500/-	Dated : 27.02.2025
Development Charges for Land	1140 /-	Dated : 27.02.2025
Development Charges for Building	4325 /-	Dated : 27.02.2025

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. Tmt. S Kala,
w/o C Subramaniam,
Sri Velu Electricals,
Dipo Road, Sakleshpur, Hassan Karnataka - 573134
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.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Watch a property and hear about it when something new is registered against it.

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The registers themselves, read for you.

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Patta and Chitta

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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.

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Guideline value by survey

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Capital gains

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OMR Thoraipakkam,
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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.

