PP APPROVAL RECORD

Planning Permission

Survey 368/5 and 1 more

Koranattu Karuppur, Kumbakonam taluk

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.

PROCEEDINGS OF THE ASSISTANT DIRECTOR

THANJAVUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: N. HARI ILAM VAZHUTHI B.Arch., M.Plan.

Online Application Number: SWP/BPA/0873727/2026

Sir / Madam,

Subject : Commercial Shop Building – District Town and Country Planning Office – Thanjavur District – Kumbakonam Takuk - Koranattu Karuppur Village - in R.S. No. 368/5, 368/7A1, with a Total Plot extent of 4150 Sq. m. and Total FSI Area 3454.21 Sq. m. Technical Concurrence Planning Permission Issued - Forwarded for further action - Regarding.

Reference :

1. Applicant. Thiru. R. KUMAR, Online Application Reference No. SWP/BPA/0873727/2026, Dated: 18.06.2026.
2. G.O.(Ms) No. 86, Housing and Urban Development Department Dated: 28.03.2012.
3. G.O.(Ms) No. 85, Housing and Urban Development Department Dated: 16.05.2017.
4. G.O.(Ms) No. 01, Housing and Urban Development Department Dated: 05.01.2021.
5. G.O.(Ms) No. 53, Housing and Urban Development Department Dated: 16.04.2018.
6. G.O.(Ms) No. 54, Housing and Urban Development Department Dated: 12.03.2022.
7. G.O.(Ms) No. 18, Municipal Administration and Water Supply Department, Dated: 04.02.2019.

8. G.O.(Ms) No. 16, Municipal Administration and Water Supply Department, Dated: 31.01.2020.
9. Circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated:16.04.2009.
10. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 21075/2009/PA1, Dated:27.06.2012
11. Circular from the Director of Town and Country Planning, Chennai VideLetter Roc No. 12201/2017/PA1, Dated:22.09.2017.
12. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 14227/2017/CP, Dated: 14.12.2017.
13. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
14. The Government Fees Demand Payment request sent to applicant on 12.10.2026.
15. Applicant Thiru. R. KUMAR, remittance Letter dated 13.10.2026.

Paid in previous Application No. 15/2021/Tha.Ma.2

Sl.No	Decription	Amount	Date
1	Centage Charge for Building	1000.00	21.04.2021
2	Infrastructure and Amenities Charges	430000.00	21.04.2021
3	OSR Charge	8000.00	21.04.2021
11	Scrutiny Fees	2979.00	21.04.2021

Paid in Online Application No. SWP/BPA/0873727/2026

Sl.No	Decription	Amount	Date
1	Centage Charge for Land	300.00	13.10.2026
2	Centage Charge for Building	0.00	13.10.2026
3	Infrastructure and Amenities Charges	162952.00	13.10.2026
4	CC Charges	35206.00	13.10.2026
5	Security Deposit Charges	296476.00	13.10.2026
6	Display Board Charges	1500.00	13.10.2026
7	Shelter Charges	185.00	13.10.2026
8	Premium FSI Charges	0.00	-
9	Development Charges for Building	32710.00	13.10.2026
10	Development Charges for Land	14990.00	13.10.2026
11	Scrutiny Fees	2979.00	11.09.2026

Body of the Letter:

With reference to the 2nd Cited letter the applicant, Thiru. R. KUMAR has requested for the approval of Commercial Shop Building (Basement Floor, First Floor, Second Floor, Third Floor) Thanjavur District, Kumbakonam Taluk - Koranattu Karuppur Village - in R.S. No. 368/5, 368/7A1, with a Total Plot extent of 4150 Sq. m. and Total FSI Area 3454.21 Sq. m. - Proposal of Commercial Shop Building (Stilt Floor, First Floor, Second Floor, Third Floor) Assistant Director, Thanjavur District Town and Country Planning office has recommended the proposal with a site inspection remark. Based on the Assistant Director, the applicant request has been accepted and the boundary of the site has been marked as "A to M.

With reference to the 15th cited, demand was issued to the applicant on 16.10.2026. Applicant remitted the request fees and submitted remitting letter in this office on 21.10.2026.

Sl.No.	Description	FSI Area (Sq.m.)	Non FSI Area (Sq.m.)	Total Buildup area (Sq.m.)
1	Basement Floor	986.45	-	986.45
2.	First Floor	986.45	-	930.46
3.	Second Floor	986.45	-	930.46
4.	Third Floor	494.86	22.39	517.25
5	Head room	-	17.96	17.96
6.	Total	3454.21	40.35	3494.56

Site Area : 4150.00 Sq.m.

FSI Area : 3454.21 Sq.m.

FSI Achieved : 3454.21 / 4150 = 0.83

As per the 47A of Town and Country Planning Act 1971, this office Planning Permission SWP/DTCP/TNJ/R/BP No. 36/2026. (This is revised as B.P/DTCP No: 167/2020). This Technical Clearance is valid for a period of eight (8) years from the date of e-signature. This Planning Permission is issued subject to the following Special and General Conditions.

Special Conditions:

1. As per Proceedings of the Director, Town and country planning office Vide online application No SWP/BPA/515275/2025, Dated: 21.12.2025. Special Condition (1), the Assistant Director Thanjavur district inspected site as on 25.07.2025. The drawing mentioned portion dismantled. Also, the confirm that building to be construction as per approved drawing during issuing of CC.
2. It is the responsibility of the builder to ensure the safe bearing capacity of the soil and the adequacy of the foundation.
3. The conditions mentioned in the No Objection Certificates obtained from the Central and State Government Departments shall be followed scrupulously.
4. 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 of Tamil Nadu combined development and building rules, 2019 (TNCD&BR, 2019). 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 as prescribed TNCD & BR, 2019.
5. The provisions of G.O. (Ms) No. 17, Housing and Urban Development (UD 4(3)) Department, dated 05.02.2016, relating to the installation and use of solar energy systems, shall be strictly followed.
6. The Tamil Nadu Government, in G.O. (Ms) No. 112, Housing and Urban Development Department, dated 22.06.2017, has approved the Tamil Nadu Real Estate (Regulation and Development) Act, 2016. The promoter shall advertise, market, book, sell, offer for sale, or invite persons to purchase any plot, apartment, or building in any real estate project only after registering the project with the Real Estate Regulatory Authority (RERA).
7. As per Circular No. 12544/14/CB, dated 04.07.2014, the Directorate of Town and Country Planning does not certify or guarantee the ownership title of the property while granting Technical Clearance or Planning Permission. Only the applicant’s entitlement to develop the property is verified based on the documents submitted (sale deed, lease deed, gift deed, etc.). Any person intending to purchase the property must independently verify the ownership rights of the applicant. In the event of disputes regarding ownership or title, the matter shall be settled before the appropriate competent court. The

Directorate of Town and Country Planning is not the authority to decide title disputes.

8. According to G.O No 18 Municipal Administration and Water supply Department,Dated: 04.02.2019 Construction continuation certificate should be obtained from this office for the planning permission approved building at the time of Plinth level and Last Story itself. After completion of the building works completion certificate to obtain from this by the applicant.
9. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
10. As per the Tamil Nadu Combined Development and Building Rules 2019 under rule 11, The planning permission / building permit granted by the Competent Authority does not mean responsibility or clearance of the following aspects,-
    a) Title or ownership of the site or building.
    b) Easement rights related to the property.
    c) Structural Reports, Structural Drawings and structural aspects.
       The Registered Architect or Registered Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
    d) Workmanship, soundness of structure and materials used.
    e) Quality of building services and amenities in the construction of
       Building
    f) Other requirements or licenses or clearances required for the site or premises or activity under various other laws.
11. The Town and Country Planning Department is not legally certifying the title to the ownership by granting this technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant is above verified for the applicant’s entitlement to develop in the site.
12. The Town and Country Planning Department is not legally certifying the title to the ownership by granting this technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant is above verified for the applicant’s entitlement to develop in the site.
13. 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.

14. As per TNCD&BR-2019 permission to be obtained from concerned executive authority before operation of swimming pool.

Conduction:

1. This Planning Permission is issued under Section 49 of the Tamil Nadu Town and Country Planning Act, 1971.
2. This Permit is furnished under the powers delegated to the Thanjavur District Office under Sub-Divisions (1) and (2) of Section 91 of the Tamil Nadu Town and Country Planning Act, 1971 (Act 35 of 1972) as amended by Act 22 of 1974.
3. As per Section 79 of the Tamil Nadu Town and Country Planning Act, 1971, any person aggrieved by any decision or order of the Planning Authority under Section 49 or Sub-Section (1) of Section 54 may appeal to the Director / Government within two months from the date on which the decision or order was communicated.
4. After the Planning Permission is issued by the Member Secretary, Local Planning Authority:
   i) If any details furnished by the applicant are found to be false, or
   ii) If the applicant fails to comply with rules and norms, the Member Secretary concerned is empowered to cancel or revise the Planning Permission issued.
5. Solar Water Heating System must be provided for the proposed building. Solar Photo-Voltaic Panels shall be erected in 1/3rd of the total terrace area.
6. Parking area shall be utilized only for the purpose indicated in the approved building plan
7. No additions or alterations shall be made without obtaining necessary permission from this office. Any revision requires prior revised approval.
8. Rainwater Harvesting (RWH) shall be provided as per the directions issued in G.O. MS No. 18, Municipal Administration and Water Supply Department, dated 04.02.2019.
9. The applicant shall arrange for sewage disposal by authorized vehicle at their own cost and necessary drinking water arrangements shall also be provided at the applicant's own cost.
10. Mosquito netting shall be provided to the Overhead Tank (OHT) and well.
11. As per G.O. No. 341, Municipal Administration and Water Supply Department, dated 03.11.2004, a U-Trap must be provided in the septic tank design.
12. Fly Ash Bricks and Fly Ash–based Materials must be used mandatorily in construction.

13. As per G.O. 18 and 16, a display board of size 60 cm × 120 cm showing site details, building details, and Municipality Engineer details shall be erected at the construction site.
14. If any documents submitted are found fake, the Technical Concurrence shall be cancelled without prior notice.
15. If any court case is pending with reference to this proposal, the Technical Concurrence shall be treated as INVALID.
16. The Applicant / Developer and also the Architects / Licensed Surveyors / Structural Engineer involved in the project shall ensure that the development is structurally sound, and adequate safety measures are taken during construction.
17. Enforcement action under Sections 56 & 57 of the Tamil Nadu Town and Country Planning Act, 1971, shall be taken by the Commissioner, Coimbatore Corporation, if construction is carried out with deviations or additions from the approved plan, before levy of applicable taxes.
18. Government Registered Electrical Contractor shall be compulsorily engaged for carrying out all electrical wiring and electrical installation works during the construction of the building. The contractor must hold a valid license issued by the competent authority, and all electrical works shall comply with relevant safety standards, IS specifications, and TANGEDCO regulations.
19. Fire rescue equipment should be provided as per Rules.

Encl: Building Plan Map

Assistant Director / Member Secretary
District Town and Country Planning office
Thanjavur District

To:

The Block Development Officer (Special)
Kumbakonam Panchayat Union
Thanjavur District

Copy To:

Thiru. R. Kumar,
Koranattu Karuppur Village,
Kumbakonam Taluk,
Thanjavur District.

The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.133, G-Block,1Avenue,
Anna Nagar (East), Chennai.600 102.

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.