

PP

APPROVAL RECORD

Planning Permission

The Nilgiris
The Nilgiris 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.

NILGIRIS DISTRICT TOWN AND COUNTRY PLANNING OFFICE**PRESENT:THIRU.B.PUSHPARAJI,B.E,****ASSISTANT DIRECTOR****Roc.no.SWP/BPA/0049009/2023****Date: 09.02.2024**

Subject : Commercial Building – District Town and Country Planning Office, Nilgiris District–Proposed Commercial building (Shop) having Ground Floor 602.93 Sqm, and First Floor 602.93 Sqm, with total FSI Area of 1205.86Sqm the land bearing Ward –D, Block 4– Old R.S.No.1108/3A, New T.S.No. D/4/30/2,3,4,5 measuring to an extent of 1206.00 sq.m Udhagamandalam Municipality, Udhagamandalam Taluk, Nilgiris District– Technical clearance issued – forwarded for further action – Reg.

Reference : 1. M/s.Swathi Traders Online Application Reference No. SWP/BPA/0049009/2023 Dated on 27.10.2023.

2. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.

3. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.

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

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

6. G.O. No.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.

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

8. G.O. No.79, Housing and Urban Development Department,
Dated: 04.05.2017.
9. Director of Town and Country Planning, Chennai circular Letter
Roc No. 7486/2009/BA2, Dated: 16.04.2009.
10. Director of Town and Country Planning, Chennai circular Letter
Roc No. 21075/2009/BA1, Dated: 04.04.2012.
11. Director of Town and Country Planning, Chennai circular Letter
Roc No. 12201/2017/Spl cell, Dated: 28.09.2017.
12. Director of Town and Country Planning, Chennai circular Letter
Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
13. G.O. No.166, Housing and Urban Development Department,
Dated.29.11.2018
14. Director of Town and Country Planning, Chennai circular Letter
Roc No. 4367/2019/TCP2, Dated: 14.08.2021.
15. Director of Town and Country Planning, Chennai circular Letter
Roc No. 7963/2022/K1, Dated: 23.04.2022.
16. Director of Town and Country Planning, Chennai circular Letter
Roc No. 4367/2019/BA2, Dated: 05.02.2020.
17. District Officer, Fire and Rescue services Department, Nilgiris
District,Roc. No.4102-A1-2022, Dated.08.11.2022.
18. Revenue Divisional Officer, Udhagamandalam.
Roc.No.A3/3/2834/2023, Dated:18.07.2023.
19. Assistant Director, department of Geology and Mining,
Udhagamandalam, Roc.No.K.Dis.No.893/Mines/2022,
Dated:14.10.2022.

20. Executive Engineer, Agri Engineering Department.
Udhagamandalam Letter No. E/3297/2022,
Dated:05.11.2022.
21. Principal chief conservator of forests, Chennai.
Ref.K.dis.no.Ts2/39703/2022, Dated:10.03.2023.
22. Fees Generated date 01.02.2024, Fees paid details received
from Applicant on 01.02.2024.
23. Resolution passed by Architectural Aesthetics Aspects
Committee, The Nilgiris. Resolution No.03, 1st meeting of 2024
Dated 09.01.2024.
24. Concurrence issued by District Collector, The Nilgiris, Dated
22.01.2024.

Order:

In the reference 1st cited above, applicant has requested for approval of Proposed Commercial building (Shop) having Ground Floor 602.93 Sqm, and First Floor 602.93 Sqm, with total FSI Area of 1205.86Sqm on the land bearing Ward –D, Block 4– Old R.S.No.1108/3A, New T.S.No. D/4/30/2,3,4,5 measuring to an extent of 1206.00 sq.m Udhagamandalam Municipality, Udhagamandalam Taluk, Nilgiris District

The above Proposal passed by the AAA Committee and the same was approved by District Collector, The Nilgiris in Reference 23th and 24th cited above.

On the receipt of requisite charges vide reference 22rd cited above, the boundary of the site has been marked as "A to I" and concurrence for the site has been issued. Technical Clearance for the Proposed Commercial building (Shop) having Ground Floor 602.93 Sqm, and First Floor 602.93 Sqm, with total FSI Area of 1205.86Sqm on the land bearing Ward –D, Block 4– Old R.S.No.1108/3A, New T.S.No. D/4/30/2,3,4,5

measuring to an extent of 1206.00 sq.m Udhagamandalam Municipality, Udhagamandalam Taluk, Nilgiris District has been issued and numbered as BP/TCP/NLG No.04/2024.

Proposal Details

Area of Site – 1206.00 sq.m

Type of Building – Commercial Building (Shop)

Building details

S. No	Description	FSI (Sq.m)	Non FSI Area (Sq.m)	Total Builtup Area (Sq.m)
1.	Ground Floor	602.93	–	602.93
2	First Floor	602.93	–	602.93
Total		1205.86	–	1205.86
Floor space Index = FSI Area/ Site Area = 1205.86/1206= 0.99				

The Technical Clearance issued with the following General and Special Conditions: –

Special Conditions

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
3. Technical Clearance 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. 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.

4. Developer and also the Architects/Licensed Surveyors and the Structural Engineer Associated with the Development shall ensure the at Development shall be structurally sound and adequate safety measures are taken during the process of construction.
5. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
6. According to the Circular No. 12544/14 / CB dated: 04.07.2014, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance. 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.

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.

7. 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. This Technical Clearance issued in accordance with Tamil Nadu Town and Country Planning Act 1971.
2. After the Technical Clearance issued by Assistant Director (i/c), The Nilgiri District Town and Country Planning Office
 1. If the details given by the applicant is found to be false(or)
 2. If the applicant fails to follow the rules and Norms, the competent authority concern can cancel or revise the Technical Clearance issued.
3. 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.
4. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
5. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
6. 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.
7. 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.
8. Mosquito netting to be provided at OHT and well.
9. As per GO No 341, MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
10. Fly Ash bricks and Materials must be used for construction.
11. As per Government Order 5th and 6th cited above, 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.

12. In case the documents submitted for approval is found fake the Technical Clearance would be cancelled without intimation to the applicant.
13. If any court case is pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
14. 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.
15. Enforcement action Under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Commissioner, Udthagamandalam Municipality the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
16. Government Registered Electrical Contractor must be employed for wiring works during construction and Fire Rescue Equipment should be provided as per Rules.
17. Setbacks should be retained as per Approval Drawing.
18. Approved order and drawing copies to be handover to buyer by the owner by the time of sale.
19. With the Reference 9 and 10 mentioned Government Orders and Reference No.12 mentioned Circular the following conditions to be follow,
 - (i) When the construction reached at plinth level the applicant should apply for CCC after getting CC when the construction completed civil works then apply for completion certificate. The applicant or buyer or a worker or any other person shall not occupy the building without valid completion certificate from District Town and country planning office, The Nilgiris .

(ii) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall not put the building to use without obtaining Completion Certificate from the Assistant Director, District Town and Country Planning, The Nilgiris.

(iii) a) Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with the plan showing the Site Boundary, dimension of the Building and the setback on all around and the plan must be authenticated by the applicant and Architect/Structural Engineer/RE/Licensed Surveyor for the issue of Construction Continuance Certificate (CCC),

b) Also, the Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with a drawing/plan showing the actual Construction made at site when the construction is completed without any requirement of further civil works for the issue of Completion Certificate (CC)

(iv) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall comply and other condition/directions stipulated in the operational guidelines issued/subsequently to be issued by the DTCP

20. If the site is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs.1000 /– per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 8th cited above. The payment of charges shall be made under the following head of account.

Head of Account:

0217 Urban Development –

60 other Urban Development Schemes –

800 other Receipts –

AS Receipts under Land Use Conversion Charges–

227 non-Taxation fees –

09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

Fees Paid Details:

<u>Sl.No.</u>	<u>Charges</u>		<u>Amount in Rupees</u>
1.	Scrutiny Fees		4220/-
2.	Centage Charge	for Land	300/-
		for Building	1500/-
3.	Infrastructure and Amenities charges		229360.00/-
4.	OSRA charges (as per 10% Guideline Value)		1622673.00/-
5.	CC charges		13131.00/-
6.	Security Deposit Charges		114680.00/-
7.	Display Board		1500/-

To

The Commissioner,
Udhagamandalam Municipality,
The Nilgiris District.

Assistant Director (I/c),
District Town and Country Planning Office,
The Nilgiris District.

Copy To

M/s.Swathi Traders,
Sri Gokulam,
30 Bangalow Road,
Odakkadu,
Tiruppur District.

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

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



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.

