

PP

APPROVAL RECORD

Planning Permission

Tirupathur

Tirupathur 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 (i/c)
DISTRICT TOWN AND COUNTRY PLANNING
TIRUPATHUR DISTRICT
ONLINE BUILDING PLAN APPLICATION –TECHNICAL CLEARANCE
APPLICATION NUMBER :SWP/BPA/054141/2023

Sub: **Commercial Office Building (Professional Consulting Office)–**
Tirupathur District Town and Country Planning Office – Tirupathur District - Tirupathur Taluk – Tirupathur Municipality – Tirupathur Village - Ward-2 – Block-11-T.S.Nos.849/1,2,3,4,5,853, 854/1,2,3,4,5, 855/1, 872/1A,1B, 873/1,2, 874/1,2 875/1,2 884/2,3 885/1A1,3 - Jinna Road with a Site Extent of 1820.50Sq.m. – Proposed Commercial Building with Basement+3 – Revised Approval for P.P.No.05/2022 Technical Clearance has been issued

- Ref:**
1. Applicant Thiru.B. Sripal & 3 Nos, Online Application Reference No.**SWP/BPA/054141/2023**, Dated: 04.11.2023.
 2. Joint Director/Assistant Director (i/c), District Town and Country Planning,TirupathurLetterNo.361/2022 Dated:16.07.2022. (Technical Clearance Letter issued earlier)
 3. G.O.No.138, Housing and Urban Development Department, dated 04.06.2004.
 4. G.O.No.86, Housing and Urban Development Department, dated 28.03.2012 and G.O.No.85, Housing and Urban Development Department, dated 16.05.2017.
 5. G.O.No.53, Housing and Urban Development Department, dated 16.04.2018 and G.O.No.18, Housing and Urban Development Department, dated 04.02.2019.
 6. G.O.No.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020.
 7. G.O.No.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration). & G.O.No.54, Housing and Urban Development Department, dated 12.03.2020.
 8. G.O.No.01, Housing and Urban Development Department, dated 05.01.2021.
 9. Circular from the Commissioner of Town and Country Planning, Roc. No.12544/2014/CP, Dated: 04.07.2014.
 10. Circular from the Commissioner of Town and Country Planning, Roc. No.19992/2011(1)/Special Cell Dated:31.05.2018.
 11. Circular from the Commissioner of Town and Country Planning, Roc. No.4367/2019/PA2 Dated:05.02.2020.
 12. Circular from the Director of Town and Country Planning, Roc. No.14063/2020/Special Cell Dated:13.10.2020.
 13. Circular from the Director of Town and Country Planning, Roc. No.7963/2022/K1, Dated:23.04.2022.

14. District Fire Officer, and Rescue Service Department, Tirupathur Letter Token No.145566 Dated:09.11.2023.
15. Commissioner, Tirupathur Municipality Roc. No.957/2022/F1 Dated:26.04.2022.
16. This Office Letter Same No. Form IV & V Notice issued Dated:10.07.2023.
17. Demand payment Request Letter, Dated: 17.11.2023. (Requiring payment of Centage Fee Charge, Development Charges, Display Board Charges, I & A Charges, CC Charges & Scrutiny Deposit Charges)
18. Applicant Thiru.B. Sripal & 3 Others, Letter Dated:20.11.2023. Payment of Centage Fee Charge, Display Board Charges, I & A Charges.

ORDER :

With reference to the 1st cited letter, applicant has requested for the Approval of Revised **Professional Consulting Office** Commercial Building in with reference to 2nd cited letter Technical Clearance has been issued by in this office. They have addition to the Basement Floor has been constructed against approvals, Therefore, the revised approval was requested to be submitted though the letter reference No.16, The Building in - Tirupathur Taluk - Tirupathur Municipality - Ward-2 - Block-11 - T.S.Nos.849/1,2,3,4,5, 853, 854/1,2,3,4,5, 855/1, 872/1A,1B, 873/1,2, 874/1,2 875/1,2 884/2,3 885/1A1,3 Jinna Road with a Site Extent of 1820.50 Sq.m Proposed Commercial Building with Basement+3, Revised Approval for P.P.No.05/2022 with an FSI Area 2226.62 Sq.m. The Site has been marked as "A to S" and issued site Approval No.SWP/DTCP/TIRUPATHUR/COMMERCIAL BUILDING NO.02/2023. Technical Clearance has been issued with the following common and special conditions.

Area of Site : 1820.50 Sq.m.

S.NO.	FLOOR DETAILS	FSI AREA (in Sq.M.)	Non-FSI AREA (in Sq.M.)	TOTAL AREA (in Sq.M.)	Usage of Floors
1.	Basement	-	1412.00	1412.00	Parking
2.	Ground Floor	1326.16	52	1378.16	Professional Consulting Office
3.	First Floor	1331.41	47	1378.16	
4.	Second Floor	913.52	23.20	936.90	
5.	Terrace Floor	-	25.00	25.00	Head Room
6.	Floor	-			
Total		3571.09	1559.20	5130.22	

FSI Area = $3571.00/1820.50=1.96<2.00$

Parking Details:

Provided Car Parking - 29 Nos (Including 2 Disable Parking)
Provided Two Wheelers Parking - 79 Nos.

Technical Clearance issued for the revised commercial (Consulting Office) Building plan (This approval is revising the Approval of P.P.No.05/2022 Dated:16.07.22023 which was issued earlier by office As per TNCDBR-2019). Technical Clearance is granted subject to the following special terms and conditions.

SPECIAL CONDITIONS:

1. (i) Development charges are to be levied as per current orders by the local body.
(ii) The permission granted shall not mean responsibility or clearance of the following aspects.
 - a. Title or ownership of the site or building.
 - b. Basement Rights.
 - c. Structural Reports, Structural Drawing and Structural aspects. The Registered Architect or Register 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 the construction of building.
 - f. Other requirements or licenses or clearance required for the site or premises or activity under various other laws.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
3. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rule 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 Surveyor 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. According to the Circular No.12544/14/CB dated:04.07.2014 stating that, The Director 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 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
5. As per Circular No. 05013/2015/MP dated 19.03.2015 of the Director of Urban Development, the floor area ratio (FSI) as per development control rules shall be displayed on a board visible to all public at the place of construction. Details of setbacks and parking should be established.
6. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the water Act 1974 for discharge of sewage.
7. "The Provisions in the G.O(MS) No. 17. H&UD [UD4(3)], Department, dated:05.02.2016 shown in Reference -3 relating to installation and use of solar energy system, should be followed.
8. Government Exclusion at the proposed site. List of water resources. The Applicant has submitted a self-declaration that there is no effect of land ceiling and land acquisition. It is informed that the approval given to them will be cancelled by the Director of Town and Country Development without any prior notice if there is any impact on the above information.

9. With the Reference 4 and 5 mentioned Government Orders and Reference No 11 mentioned Circular the following conditions to be follow :
- i. When the construction reached at plinth level the applicant should apply for CCC after getting CCC 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 the Assistant Director(i/c), District Town and Country Planning Office, Tirupathur District.
 - 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(i/c), District Town and Country Planning Office, Tirupathur District.
 - 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/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
10. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID

GENERAL CONDITIONS:

1. After the Assistant Director(i/c), Tirupathur District Town and Country Planning Office has issued the Planning Permission, if(i) wrong information has been submitted by the petitioner to obtain the planning permission or (ii) if the correct procedures as per law have not been followed, the Assistant Director has the right to change or cancel the planning permission based on the above reasons.
2. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
4. Provide Sufficient Fire Resistance and Fire equipment in proposed Building.
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 direction mentioned in GO 18, Department of Municipal Administration and Water supply Dated:04.02.2019 and also provide Necessary Fire Resistance Equipment's in the proposed Building.

7. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at the applicant's own cost and also provide Necessary fire Resistance equipment in the proposed Building.
8. Mosquito netting to be provided at OHT and well.
9. Adequate fire prevention and fire fighting equipment shall be installed in the proposed construction as required by law.
10. As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
11. Fly Ash bricks and Materials to be used Mandatory.
12. As per GO 18 a display board of size 60cm x 120cm to be erected which shows site details, building details and corporation engineer details at the place of construction.
13. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get consent by the TNPCB.
14. 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.
15. Government registered electrical Contractor must be employed for wiring works during construction.
16. Seismic Resistance procedure to be followed.
17. Approved order and drawing copies to be handover to buyer by the owner by the time of sale.
18. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Commissioner, Tirupathur Municipality if the construction is done with Additional/Deviation to be approved plan before levy of the applicable Taxes.
19. The Applicants/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.
20. Setbacks should be retained as per Approval Drawing.

The Following fee and charges are collected as follows:

Scrutiny Charge	:	12167	Date:04.11.2023
CC Charges	:	55322	Date:11.07.2022 and 21.11.2023
Centage Charge for Land	:	900	Date:20.11.2023
Centage Charge for Building	:	5500	Date:20.11.2023
Infrastructure and Amenities Charges	:	674920	Date:11.07.2022 & 20.11.2023
Display Board Charges	:	1500	Date:20.11.2023
Security Deposit	:	337460	Date:11.07.2022 & 20.11.2023
Shelter Fund Charges	:	342956	Date:20.11.2023

Further, the Applicant has requested to approach The Commissioner, Tirupathur Municipality for the Final Approval of Commercial Building(Consulting Office).

The Commissioner, Tirupathur Municipality is requested to give the final approval for the Commercial Building to the Applicant. And it is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.

Assistant Director (i/c)
District Town & Country Planning Office,
Tirupathur District.

To

The Commissioner,
Tirupathur Municipality,
Tirupathur District - 635 601.

Encl:

Original Map and Condition - 2 set

Copy to :

Thiru.B. Sripal & 3 Others,
No.2, P.S. Street,
Tirupathur Town & Taluk,
Tirupathur District – 635 601.

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.

