

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
DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
TIRUPATHUR DISTRICT
ONLINE BUILDING PLAN APPLICATION –TECHNICAL CLEARANCE
APPLICATION NUMBER :SWP/BPA/153662/2024

Sub: **INDUSTRIAL BUILDING**– Tirupathur District Town and Country Planning Office – Tirupathur District - Ambur Taluk – Madhanur Panchayat Union- Somalapuram Village - S.No.28/1A,29/1A2,1A3 – Site Extent of 5382.00Sq.m (or) 1.32 Acre – Proposed Building for Assembly and fabrication of electric vehicle Building in Ground and First Floor FSI Area of 1072.78Sq.m Building Planning Permission issued – Forwarded for further action – Regarding.

- Ref:**
1. Applicant Thiru.R.D.Saravanan and S.Latha, Tirupathur Online Application Reference No. **SWP/BPA/153662/2024**, Dated:07.03.2024.
 2. G.O.No.138, Housing and Urban Development Department, dated 04.06.2004.
 3. 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.
 4. 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.
 5. 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.
 6. G.O.No.01, Housing and Urban Development Department, dated 05.01.2021.
 7. Circular from the Commissioner of Town and Country Planning, Roc. No.12544/2014/CP, Dated:04.07.2014.
 8. Circular from the Commissioner of Town and Country Planning, Roc. No.19992/2011(1)/Special Cell Dated:31.05.2018.
 9. Circular from the Commissioner of Town and Country Planning, Roc. No.4367/2019/PA2 Dated:05.02.2020.
 10. Circular from the Director of Town and Country Planning, Roc. No.14063/2020/Special Cell Dated:13.10.2020.
 11. Circular from the Director of Town and Country Planning, Roc. No.7963/2022/K1, Dated:23.04.2022.
 12. Director of Town and Country Planning, Chennai Circular Letter Roc.No.21075/2009/BA1 Dated:27.06.2012.
 13. Director of Town and Country Planning, Chennai Circular Letter Roc.No.12201/2017/Spl. Cell, Dated:22.09.2017.
 14. Director of Town and Country Planning, Chennai Circular Letter Roc.No.14227/2017/Spl. Cell, Dated:14.12.2017.

15. District Fire Officer, and Rescue Service Department,
Tirupathur Letter O.mu.No.161421/2024 Dated:07.02.2024.
16. District Collector,Tirupathur, .Lr.No.மூ.மு.ஆ6-
22851/2022 Dated:03.07.2023. & Lr.No.மூ.மு.ஆ6-
22942/2022 Dated:03.07.2023.
17. Demand payment Request Letter, Dated: 09.05.2024.
(Requiring payment of Centage Fee Charge
Display Board Charges,& I & A Charges)
18. Applicant Thiru.R.D.Saravanan &Tmt.S.Latha,Letter
Dated:09.05.2024.
(Payment of Centage Fee Charge, Display Board Charges, I& A
Charges, Armed force Flag day fund) Paid on:09.05.2024.

ORDER :

With reference to the 1st cited letter, applicant has requested for the Approval of Industrial Building in Tirupathur District, AmburTaluk, Madhanur Panchayat Union, Somalapuram Village, S.No.28/1A,29/1A2,1A3 – Site Extent of 5382.00 Sq.m (or) 1.32 Acre- Proposed Assembly and fabrication of electric vehicle Building with Ground and First Floor an FSI Area of 1072.78Sq.m. The Site has been marked as “A to K” and issued site Approval No.**SWP/TIRUPATHUR/APPROVED BUILDING NO.06/2024**. Technical Clearance has been issued with the following common and special conditions.

Area of Site :5382.00Sq.m.

FLOOR DETAILS	FSI AREA (in Sq.M.)	Non-FSI AREA (in Sq.M.)	TOTAL Builtup AREA (in Sq.M.)	Usage of Floors
Ground Floor	910.26	-	910.26	
First Floor	162.52	-	162.52	
TOTAL	1072.78	-	1072.78	

FSI Area = $1072.78/5382=0.20<1.50$

Parking Details:

Provided Lorry Parking - 05 Nos
Provided Car Parking - 10 Nos (Excluding 2 Disable Parking)
Provided Two Wheelers Parking- 25Nos. (Excluding 5 Disable Parking)
Provided Cycle Parking - 25 Nos.

OSR Provided - 540.64Sq.m - 10.04%

SPECIAL CONDITIONS:

1. As per G.O(MS) No.161, H&UD department, Dated 26.06.2013, OSR Portion 540.64 Sq.m should be earmarked and kept open to sky without any construction with the condition that the Open space Reservation. The OSR Earmarked as “1 to 5” 540.64 Sq.m. Shown in the site plan should be retained as open space reservation only.
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. The applicant/Developer and also the architects/Licenced surveyor 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.
6. 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.
7. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the water Act 1974 for discharge of sewage.
8. "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.
9. 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.
10. According to the circular No.12544/CB Dated:04.07.2014. The Directorate 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 is being verify for the applicants entitlement to develop in the site.
11. If any person wishes to purchase the property must individually as certain the ownership of the applicant property. Also if anyone else claims write over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the write organization to decide on this.
12. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID .

GENERAL CONDITIONS:

1. The technical clearance issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (47).
2. 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.
3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
4. No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained.
5. Provide Sufficient Fire Resistance and Fire equipment in proposed Building.
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. 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 to be used Mandatory.
11. 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.
12. As per GO.79, Housing & Urban Development Department Dated:04.05.2017 in-case of non planned area rule 3 It has been requested to collect Rs.1000/- as scrutiny fee for each plots. And under rule 1, concerned local body should collect the 3% Market land value as Land conversation charges, before issuing the final approval.

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"

(DPC : 0217-60-800-AS 22709)"

The Following fee and charges are collected as follows:

Scrutiny Charge	:	Rs. 9,169	Date:07.03.2024
Centage Charge for Land	:	Rs.300	Date:09.05.2024
Centage Charge for Building	:	Rs.2,000	Date:09.05.2024
Infrastructure and Amenities Charges	:	Rs.2,04,920	Date:09.05.2024
Display Board Charges	:	Rs.1,500	Date: 09.05.2024
Armed Force Flag Day Fund		Rs.10,000	Date:09.05.2024

Further, the Applicant has requested to approach Block Development Officer, Madhanur Panchayat Union, for the Final Approval of Industrial Building. Block Development Officer, Madhanur Panchayat Union, is requested to give the final approval for the Industrial Building to the Applicant. And it is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.

**Assistant Director,
District Town & Country Planning Office,
Tirupathur District.**

To,
Block Development Officer,
Madhanur Panchayat Union,
Ambur Taluk,
Tirupathur District – 635 601.
Enclosure: Original Map and Condition - 2 set

Copy to :
Thiru.R.D.Saravanan and S.Latha,
No.29/3,A- Kaspaa, Gangapuram,
Ambur taluk,
Tirupathur District – 635 801.



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.

[/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.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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.

