

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.



**AND COUNTRY PLANNING DEPARTMENT, TIRUPATHUR DISTRICT.
(TECHNICAL CLEARANCE)**

kaiah B.E.,M.Tech.,
ector,
and Country Planning Office,

District Collectorate Campus,
Fourth Floor, E-Block,
Tirupathur – 635 601,
Email ID.:addtcp.tpnr@gmail.com
Telephone No :04179-227844.

TO
The Commissioner,
Tirupathur Municipality,
Tirupathur District-635601.

Online Application No: SWP/BPA/251214/2024

Dated:16.10.2024

Sub: **HIGH RISE BUILDING- COMMERCIAL BUILDING (SHOPS, OFFICE, LODGES)**– Tirupathur District Town and Country Planning Office –Tirupathur District–Tirupathur Taluk–Tirupathur Municipality– New ward – 2, Block – 6, T.S.No. 292/53,292/58, &293/12and New Ward -1pt, Block-14, T.S.No.349/18, 349/19B, 349/23 -Site Extent of 2210.05Sq.m–Proposed Commercial Building for in basement,Ground + 7 Floor Total FSI Area of 6354.72Sq.m Building Planning Permission issued –Forwarded for further action–Regarding.

- Ref:**
1. Applicant Thiru.S.Venkatesh, Dhamalerimuthur, Online Application ReferenceNo.**SWP/BPA/251214/2024**,/THP(Ref.CGJNFQ7Z) Dated:07.06.2024.
 2. Assistant Director, District Town and Planning Office, Tirupathur District/ Inspection Report Date.12.06.2024. (Forwarded head Office)
 3. High Rise Building Meeting held on 14.08.2024(Subject No.6)
 4. G.O.No.138,Housing and Urban Development Department, Dated:04.06.2004.
 5. 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.
 6. G.O.No.01, Housing and Urban Development Department, Dated:05.01.2021.
 7. G.O.No.54,Housing and Urban Development Department, Dated:12.03.2020
 8. G.O.No.18, Department of Municipal Administration and Water Supply dated 04.02.2019and G.O.16,Department of Municipal Administration and Water Supply Dated :31.01.2020.
 9. G.O.No.01, Housing and Urban Development Department, Dated :05.01.2021.
 10. Circular from the Commissioner of Town and Country Planning,Roc. No.12544/2014/CP,Dated:04.07.2014.
 11. Circular from the Commissioner of Town and Country Planning,Roc.No.19992/2011(1)/ Special Cell Dated:31.05.2018.
 12. Circular from the Commissioner of Town and Country Planning,Roc.No.4367/2019/PA2 Dated:05.02.2020.

13. Circular from the Director of Town and Country Planning, Roc.No.14063/2020/Special Cell Dated:13.10.2020.
14. Circular from the Director of Town and Country Planning, Roc.No.7963/2022/K1, Dated :23.04.2022.
15. Director of Town and Country Planning, Chennai Circular Letter Roc.No.21075/2009/BA1 Dated:27.06.2012.
16. Director of Town and Country Planning, Chennai Circular Letter Roc.No.12201/2017/Spl.Cell, Dated:22.09.2017
17. Director of Town and Country Planning, Chennai Circular Letter Roc.No.14227/2017/Spl.Cell, Dated:25.04.2024.
18. District Fire Officer and Rescue Service Department, Tirupathur Noc.R.Dis.No.6624/C1/12024, Dated:18.09.2024, PPNO No.58/2024.
19. Director of fire and Rescue Services Department Noc.Amendment R.Dis.No.13768/C1/2024, Dated.12.09.2024
20. Demand Raised for payment Dated:14.10.2024 (Requiring Payment of Centage Fee Charge, Display Board Charges, I&A Charges, CC Charges & Security Deposit Charges, Shelter fund Development charge)
21. Applicant Thiru.S.Venkatesh Letter Dated:14.10.2024 (Payment of Centage Fee Charge, Display Board Charges, I&A Charges, CC Charges & Security Deposit Charges , Shelter fund, Armed force flag day fund)
22. G.O.No.53, Housing and Urban Development Department, Dated:28.02.2024. (Development charge)

Order:

An application seeking concurrence for the proposed construction of commercial building (Shops) in the land bearing New ward – 2, Block – 6, T.S.No. 292/53, 292/58, & 293/12 – New Ward -1pt, Block-14, T.S.No.349/18, 349/19B, 349/23 (Site Extent – 2210.00Sq.m) – at Tirupathur Municipality, Tirupathur Taluk at Tirupathur District, was received through online portal of this department vide reference first cited above and processed duly following the parameters and procedure laid down in the Tamil Nadu Combined development Building Rules, 2019 and the building parameters were observed/assessed as detailed below;

The above High Rise building Commercial Proposal was placed in High Rise Building Panel Meeting held on 14.08.2024. The Subject was discussed and suggestions of High Rise Building Panel were obtained.

Based on the Assistant Director, Tirupathur District Town and Country Planning office has recommendation, the applicant request has been accepted and the boundary of the site has been marked as “A to G”

The Technical concurrence is issued under section 49 of town and country planning act, 1971 for the above proposal and Numbered as B.P/DTCP/No:485/2024.

The Area Statement for the Proposed commercial building is as below.
Area of Site:2210.00Sq.m (As per patta)

Proposed High Rise Commercial Building FSI area Details

FLOOR DETAILS	FSI Area(in Sq.M.)	Non-FSI Area(in Sq.M.)	TotalBuiltupArea (in Sq.M.)	usage
Basement Floor	-	1336.17	1336.17	Parking
Ground Floor	774.46	114.48	888.94	shops
FirstFloor	799.10	89.84	888.94	shops
SecondFloor	799.10	89.84	888.94	shops
Third Floor	799.10	89.84	888.94	Office
Fourth Floor	799.10	89.84	888.94	Office
Fifth Floor	794.62	94.32	888.94	Lodges
Sixth Floor	794.62	94.32	888.94	Lodges
Seventh Floor	794.62	94.32	888.94	Lodges
Terrace Floor	-	175.40	175.40	
TOTAL	6354.72	2268.37	8623.09	

Total FSI Area – $6354.72/2210.00 = 2.87 < 3.25$

Plot Coverage = $888.94/2210.00 \times 100 = 40.22\% < 50\%$

ParkingDetails:

Mechanical Car parking = 54 Nos.
General car parking = 6Nos.
Total = **60 Nos.**
P.H Car parking = 6 Nos.
Two wheelers parking = 115 Nos
P.H. Two wheelers Parking = 11 Nos.

Concurrence for the proposed construction of Commercial Building is assigning the building approval number as **SWP/TIRUPATHUR/APPROVED BUILDING NO.14/2024.**

SPECIALCONDITIONS:

1. The Applicant has submitted the Following documents/ Certificates vide his Letter No.659/2024/THP Dt.15.10.2024.
 - a) The Applicant has produced structural design report and drawings for the entire structure authenticating by the superintending Engineer / PWD duly by affixing signature on the drawing & report .
 - b) The applicant has not produced report regarding the Design of sewage treatment plan prepared by Green earth system private Limited, Chennai with the consent / NOC from TNPCB. The Tirupathur Municipality shall ensure that the applicants has produced the same report with the consent / Noc from TNPCB before issuing the final approval.

- c) The applicant has not produced design particulars with regard to Rainwater harvesting structure proposed to be installed in the building obtained from Green earth system private Limited, Chennai. The local body shall ensure that such particulars are produced before issuing the final approval.
 - d) The applicant has not produced design and installation particulars with regard to the setting up Machine/ mechanical parking obtained from Parking Layer Pvt Ltd, Chennai, Company. It is the sole responsibility of owner of the building and the company which will install the mechanism for parking for its adequacy/strength of the structure and if any untoward incident occurs after the installation, the company which has installed the mechanical for parking and the owner of the building will only be responsible. The local body shall ensure that the reports obtained from the company is produced before according the final approval.
2. Conditions stipulated in the NOC cited in the reference 15 & 16 issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
 3. Conditions stipulated in the No Objection Certificates obtained from the central and State Government Departments must be followed scrupulously.
 4. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
 5. Planning Permission / Technical clearance/concurrence is issued in accordance with the provisions of the Tamil Nadu Town and Country Planning, act 1971 and its subsequent amendments 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. It shall be responsibility of the applicant/developer/ Registered professionals to ensure the adequacy of the structures and safety measures during the process of construction.
 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 Directorate of Town and country planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, Gift deed, etc,) submitted by the applicant's in 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.
 8. The applicant shall submit completion report in form 5 along with form 6,7 and 8 prescribed in annexure XIV of TNCDBR 2019, to obtain completion certificate and shall comply all the regulation stipulated in the 20 of TNCDBR 2019 in this regard.
 9. 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.

General Conditions:

1. Solar water heating system and solar photo voltaic panels shall be installed as earmarked in the plan and as prescribed in Rule 44 of TNCDDBR – 2019.
2. Vehicle parking stalls shall be properly earmarked in the site and be utilised for the purpose for which earmarked in the plan.
3. No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained.
4. Rain water Harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Department of Municipal Administration and Water supply Dated:04.02.2019 and 31.01.2020.
5. Mosquito netting to be provided at OHT and well.
6. Fire rescue equipment should be provided as per Rules.
7. As per GO No.341 MAWS Dated 03.11.2004 "U" Trap in the septic tank design to be provided.
8. Also provide Necessary Fire Resistance Equipment's in the proposed Building.
9. Fly Ash bricks and Materials to be used Mandatory.
10. As per G.O. No. 18, Department of Municipal Administration and Water supply Dated.04.02.2019 a display board of size 60cm x 120cm to be erected which shows site details, building details and Professional's details at the place of construction.
11. The Following fee and charges are collected as follows:

Scrutiny Charge	:	Rs.20,562	Date:07.06.2024
Centage Charge for Land	:	Rs .300	Date: 14.10.2024
Centage Charge for Building	:	Rs.20,000	Date: 14.10.2024
Infrastructure and Amenities Charges	:	Rs.23,88,750	Date: 14.10.2024
CC Charges	:	Rs.92,993	Date: 14.10.2024
Security Deposit	:	Rs .11,94,375	Date: 14.10.2024
Shelter Charges	:	RS.21,54,846	Date: 14.10.2024
Display Board Charges	:	Rs.10,000	Date: 14.10.2024
Development Charges for Building	:	Rs.1,38,240	Date: 14.10.2024
Development Charges for Land	:	Rs.8,844	Date: 14.10.2024
Armed Force flag day Fund	:	Rs.10,000	Date: 16.10.2024

Further, the Applicant is requested to approach **The Commissioner, Tirupathur Municipality, Tirupathur District** for the Final Approval of Commercial Building.

The Commissioner, Tirupathur Municipality Tirupathur District is requested to give the final approval for the Commercial Building to the Applicant.

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

Encl:

Original Map and Condition-2 set

Copy to :

Thiru.S.Venkatesh,
No.7/143, Thayappanmettukottay,
Aravamatrampalli,
Tirupathur – 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.

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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

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.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

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
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Services we run
for you
/services



The LandLens
suite
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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
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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.

