

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.



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

Dr. Kaiah B.E., M.Tech.,
Director,
Town 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,
Jolarpettai Municipality,
Tirupathur District – 635 651

Online Application No: SWP/BPA/324850/2024

Dated: 08.10.2024

Sub : **COMMERCIAL BUILDING (SHOPS)** – Tirupathur District Town and Country Planning Office – Tirupathur District – Tirupathur Taluk – Jolarpettai Municipality, Sakkarakuppam Village- S.F.No. 76/1B2 & 76/6 – Site Extent of 686.00 Sq.m – Proposed Commercial Building for in Stilt +2 Floor Total FSI Area of 778.18 Sq.m Building Planning Permission issued – Forwarded for further action – Regarding.

Ref :

1. Applicant Thiru.K.Dineshkumar, Dhamalerimuthur, Online Application Reference No. SWP/BPA/324850/2024,/THP (Ref.OXL11TDF) Dated: 31.07.2024.
2. Joint Director, Agriculture dept. Lr.No.Mu.Mu.B1/3690/2024 Dated: 22.07.2024.
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.01, Housing and Urban Development Department, Dated: 05.01.2021.
6. G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020
7. 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.
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. Director of Town and Country Planning, Chennai Circular Letter Roc.No.21075/2009/BA1 Dated:27.06.2012.
15. Director of Town and Country Planning, Chennai Circular Letter Roc.No.12201/2017/Spl. Cell, Dated:22.09.
16. Director of Town and Country Planning, Chennai Circular Letter Roc.No.14227/2017/Spl. Cell, Dated:14.12.2017.
17. District Fire Officer, and Rescue Service Department, Tirupathur Token No.219711/2024, Dated:18.09.2021
18. Demand Raised for payment Dated: 01.10..2024 (Requiring Payment of Centage Fee Charge, Display Board Charges I & A Charges, CC Charges & Security Deposit Charges, Development charge)
19. Applicant Thiru.K.Dineshkumar Letter Dated:02.10.2024 (Payment of Centage Fee Charge, Display Board Charges, I & A Charges, CC Charges & Security Deposit Charges, Armed force flag day fund)
20. G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.
21. 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 S.F.no. 76/1B2 & 76/6 (Extent – 686.00 Sq.m) – at Sakkarakuppam Village of Jolarpettai Municipality, Tiruapthur 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 Tamilnadu Combined development Building Rules, 2019 and the building parameters were observed/assessed as detailed below;

Area of Site : 674.00 Sq.m

FLOOR DETAILS	FSI Area (in Sq.M.)	Non-FSI Area (in Sq.M.)	Total Built up Area (in Sq.M.)	usage
Stilt Floor	-	389.09	389.09	Parking
First Floor	389.09	-	389.09	shops
Second Floor	389.09	-	389.09	shops
Head Room	-	8.14	8.14	-
TOTAL	778.18	397.23	1175.41	

Total FSI Area – 778.18 Sq.m

FSI - $778.18/674.00 = 1.15$

Parking Details:

Provided Car Parking - 16
Nos.(Including P.H Parking 2)
Provided Two Wheelers Parking – 18
Nos.(Including P.H Parking 3)

Concurrence for the proposed construction of Commercial building is hereby conveyed by earmarking the site as "ABCD" and assigning the building approval number as SWP/TIRUPATHUR/APPROVED BUILDING NO.12/2024.

SPECIAL CONDITIONS:

1. Planning Permission / Technical clearance/concurrence is issued in accordance with the provisions of the Tamilnadu 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.
2. This Office has not legally certified the title to the ownership by granting Planning Permission/Technical clearance/concurrence. Only the entitlement to develop the land by the applicant alone is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer / seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not appropriate to decide on this.
3. The applicant shall submit completion report in form 5 along with form 6, 7 and 8 prescribed in annexure XIV of TNCD BR 2019, to obtain completion certificate and shall comply all the regulation stipulated in the 20 of TNCD BR 2019 in this regard.
4. If the layout 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 21th 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)

5. **The Applicant shall demolish the existing building duly following the procedures laid down in the appropriate act/Rules and after getting the due permission from the appropriate authority before starting the construction.**

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 TNCD BR – 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. The open Spaces shall be retained as earmarked in the plan.
4. No Changes in the building for which concurrence conveyed shall be made without the permission of this department.

5. The Rain water harvesting system shown in the plan shall be properly installed / construction and implemented as stipulated in in annexure XXII of TNCDBR – 2019.
6. Mosquito's nets for the wells and over head tanks shall be installed.
7. Fire fighting equipment shall be installed in the appropriated place as prescribed by the fire and rescue services Department.
8. The Sewerage requirements shall be complied as stipulated in Rule 54 of TNCDBR – 2019.
9. It is highly encouraged to use fly ash bricks for the construction as prescribed by the environment and forest department.
10. Copy approved drawings and plans shall be displayed in the site during constructions by installing the display board of size 1200mmx600mm.
11. The Following fee and charges are collected as follows:

Scrutiny Charge	:	Rs. 3346	Date: 12.08.2024
OSR	:	Rs.3,67,330	Date:27.09.2024
Centage Charge for Land	:	Rs .600	Date: 02.10.2024
Centage Charge for Building	:	Rs .1,000	Date: 02.10.2024
Infrastructure and Amenities Charges	:	Rs.1,50,400	Date: 02.10.2024
CC Charges	:	Rs.12916	Date: 02.10.2024
Security Deposit	:	Rs .75200	Date: 02.10.2024
Display Board Charges	:	Rs.1,500	Date: 02.10.2024
Development Charges for Building	:	Rs .19,200	Date: 02.10.2024
Development Charges for Land	:	Rs .2760	Date: 02.10.2024
Armed Force flag day Fund	:	Rs .5,000	Date: 02.10.2024

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

The The Commissioner, Jolarpettai 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. K.Dineshkumar
K.P.Vattam
Dhamalerimuthur
Tirupathur TK





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

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
/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.

