

PP

APPROVAL RECORD

Planning Permission

Tiruvallur

Tiruvallur district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING AUTHORITY
DTCPPURPOSE
Building Plan

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.

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 3/17/23 3:57 PM

From:

Joint Director / Deputy Director / Assistant

43/397A, ANNAI INDRA GANDHI SALAI, RAJAJI
PURAM PHASE-II, 2ND FLOOR, TIRUVALLUR-
602001

TO:

The President,
Ariyapakkam village Panchayat
Ellapuram Panchayat Union
Tiruvallur District

Online Application Number:

SWP/BPA/005447/2023

Submitted Date :

-

Sir,

Subject:

Kalyanamandabam - Office of the Tiruvallur District Town and Country planning – Ellapuram panchayat Union - Ariyapakkam village and panchayat - Uthukottai Taluk - Tiruvallur District - in S.F.No: 132/1A1A,1A1B,1A2A,1A2B1A,1A2B1B,1A2B2,134/1A1A,1A1B,1A2A,1A2B,1A3A,1A3B,1A3C,1A3D,201/2 Site Extent- 3987.68 sq.m FSI Area - 2415.90 Sq.m Proposed Construction of Kalyanamandabam Building - Technical Approval Issued – Regarding.

Reference:

1. Application Refrence No.SWP/BPA/0005447/2023 Dated:13.01.2023 Scrutiny Reference No:5FPZCDP9 Received from Tvl.C.Kanagaraju,Vijayakumar, Bakyalakshmi
- 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.
- 4) Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
- 5) Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
- 6) G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
- 7) Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
- 8) Letter Roc No. 7963/2022/K1, Dated: 23.04.2022 of Director of Town and Country Planning, Chennai (Circular)
- 9) District Officer, Fire and Rescue services, Tiruvallur District L.Dis No133/AA/2023 Date: 04.01.2023
- 10) Joint Director Agriculture department, Letter No.Mathi1/1002/2023/ Dated: 08.02.2023 and District Collector Tiruvallur Wet land NOC Roc.No:2531/2022/N-2 Dated:19.11.2022 (S.F.No:201/2)
- 11) Applicant, Paid on Dated: 14.03.2023 (Payment of Centage Fee and I & A Fee etc.)
- 12) G.O.79 Housing and Urban Development Department, dated: 04.05.2017

Body of the letter:

Order:

1. The application seeking technical approval for the proposed construction of Kalyanamandabam Building Ellapuram panchayat Union - Ariyapakkam village and panchayat - Uthukottai Taluk – Tiruvallur District - S.F.No: 132/1A1A, 1A1B, 1A2A, 1A2B1A, 1A2B1B, 1A2B2, 134/1A1A, 1A1B, 1A2A, 1A2B, 1A3A, 1A3B, 1A3C, 1A3D, 201/2 Site Extent- 3987.68 sq.m FSI Area - 2415.90 Sq.m of Kalyanamandabam Building was processed as per the prevailing rules and after perusing the records and after conducting site inspection.

The Proposed Kalyanamandabam Building satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 8th cited above.

The proposed site is boundarised as "A to I" and Numbered as SWP/L.P/A.D.D.T.C.P(TVLR) No.62/2023 and Site Approval is being given.

2. The area statement for the Proposed Kalyanamandabam building is as below.

Area of Site 3987.68 sq.m.

Building details:

Description	FSI (Sqm)	Non FSI Area(Sqm)	Total Buildup Area (Sqm)
Kalyanamandabam -1			
Ground Floor	539.81	-	539.81
First Floor	514.38	25.43	539.81
Second Floor	153.76	25.43	179.19
Head Room	-	34.92	34.92
Kalyanamandabam -2			
Ground Floor	539.81	-	539.81
First Floor	514.38	25.43	539.81
Second Floor	153.76	25.43	179.19
Head Room	-	34.92	34.92
Total Area	2415.90	171.56	2587.46
Total FSI Area – 2415.90			
FSI – 0.60			

3. With the above area, the proposed building proposal is given technical approval with the following special and general conditions. The building plan Numbered as SWP/B.P/A.D.D.T.C.P(TVLR) No.06/2023

4. The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.

5. The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this office for record.

6. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

7. The fee collected from the applicant are as follows.

- Centage Charge for land : Rs.300/-
- Centage Charge for Building : Rs.6,000/-
- Infrastructure and Amenities Charges : Rs.9,11,250/-
- Security Deposit charges : Rs.4,55,625/-
- CC Charges : Rs.27,877/-
- OSR Charges : Rs.3,50,915/-
- Display Board Charges : Rs.1,500/-

Special conditions:

1) This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant 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 the appropriate authority to decide on this.

2) It is responsibility of the builders in 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 architects/ Licensed Surveyors and the Structural Engineer Associated with the Development shall ensure that developments shall be structurally sound and adequate safety measures and taken during the process of construction.

4) All the conditions mentioned in the clearance certificate obtained from the Union and state

government departments must be addressed.

5) Applicant Should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the water Act 1974 for discharge of sewage.

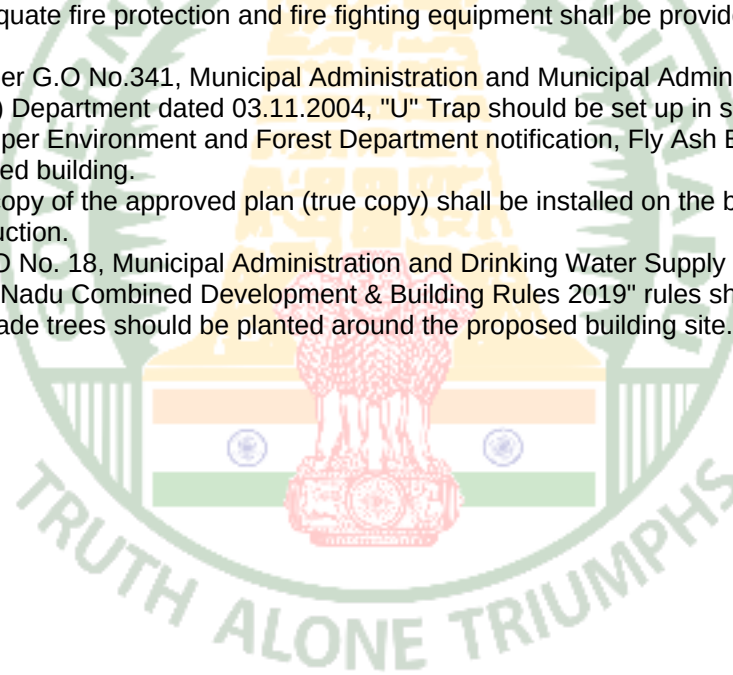
6) As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before 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-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

7) "The Provision in the G.O.(Ms) No.17, H & UD (UD4(3)), Department" dated:05.02.2016, relating to installation and use of solar energy system, should be followed.

General Conditions:

1. Solar Water Heating System should be installed for the proposed Kalyanamandabam use construction.
2. The parking lot shall be used for that purpose as intended on the drawing,
3. The openings shown on the drawing should be positioned accordingly.
4. No alteration shall be made in the building contrary to the approved drawing, if any alteration is to be made, prior approval of this authority shall be obtained.
5. Rainwater harvesting facilities should be implemented in the building as shown in the drawing and as per G.O No. 18 Municipal Administration and Water Supply Department dated 04.02.2019.
6. The Applicant shall at his own cost provide sewage from the proposed building, disposal by private vehicles, protected drinking water facility for the user and water supply for other needs.
7. Anti-mosquito device should be fitted to drinking water tank and well located in the site.
8. Adequate fire protection and fire fighting equipment shall be provided in the proposed construction as required by law.
9. As per G.O No.341, Municipal Administration and Municipal Administration and Water Supply Department (N,N,1) Department dated 03.11.2004, "U" Trap should be set up in septic tank.
10. As per Environment and Forest Department notification, Fly Ash Bricks and Materials are to be used for the proposed building.
11. A copy of the approved plan (true copy) shall be installed on the board in a visible manner at the site during construction.
12. G.O No. 18, Municipal Administration and Drinking Water Supply (Na, Ni, 1) Department dated 04.02.2019- "Tamil Nadu Combined Development & Building Rules 2019" rules should be followed.
13. Shade trees should be planted around the proposed building site.



JD/DD/AD

District Town & Country Planning Office 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

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

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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.

