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APPROVAL RECORD

Planning Permission

Tiruvannamalai

Tiruvannamalai 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.

PROCEEDINGS OF THE DISTRICT TOWN AND COUNTRY PLANNING OFFICE,

ASSISTANT DIRECTOR, TIRUVANNAMALAI DISTRICT.

Present: Thiru.S.Annadurai, B.E.,

MP/BPA/0363139/2024/TVM

Date: .12.2024



Commercial Building (Hotel and Lodge Building) - District Town & Country Planning Office - Tiruvannamalai District / Taluk / Panchayat Union - Kilanaikkarai Village / Panchayat - Survey Nos.58/3C1, 61/1B2, 61/88, 61/104, 61/113 & 61/116 and the Extent of 3990.00 Sq.mt - The FSI Area of the Revised & Proposed Additional Construction of Building – 6109.64 Sq.mt and consist of Revised & Proposed Additional Hotel and Lodge Building and Proposed Block-2 Building – To construct a Commercial Building Granting technical clearance / Approval issued – Reg.

- Ref : 1) Applicant, Mr.M.Kaliyaperumal and K.Geetha and SWP Application No. SWP/BPA/0363139/2024, dated: 05.10.2024.
- 2) Director of Town and Country Planning Chennai, Technical Concurrence Order letter, Online Application No: SWP(BPA) 363139/2024, Dated: 27.11.2024.
- 3) Assistant Director, Tiruvannamalai District Town and Country Planning Office Inspection Report of Online Application No: SWP/BPA/363139/2024, Dated: 08.10.2024.
- 4) Assistant Director, Tiruvannamalai District Town and Country Planning Proceeding, vide SWP/BPA/0007436/2023/TVM, Dated: 18.04.2023.
- 5) This office letter dated: 28.11.2024 (Addressed to the Applicant for fee requested).
- 6) Date of receipt of payment from Applicant's Dated: 02.12.2024
- 7) G.O.No.138, Department of Housing and Urban Development, Dated: 04.06.2004.
- 8) G.O.No.86 Housing and Urban Development Department, Dated: 28.03.2012.
- 9) G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
- 10) G.O.No.01, Department of Housing and Urban Development, Dated: 05.01.2021.
- 11) G.O.No.18, and 16, Municipal Administration and Water Supply Department, Dated: 04.02.2019 and 31.01.2020.
- 12) G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020.
- 13) Circular of Commissioner of DTCP, Chennai No.4367/2019/ PA2, Dated: 07.03.2019 and 14.03.2019.
- 14) Circular of Commissioner of DTCP, Chennai No.7486/2009/ PA2, Dated: 16.04.2009.

- 15) Circular of Commissioner of DTCP, Chennai No.21075/2009/PA1, Dated: 27.06.2012.
- 16) Circular of Commissioner of DTCP, Chennai No.12201/2017/PA1, Dated: 22.09.2017.
- 17) Director of Town and Country Planning, Chennai Circular letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
- 18) Circular of Commissioner of DTCP, Chennai Letter Roc.No. 4367/2019/ BA2, Dated: 06.11.2019 and 14.08.2021.
- 19) Circular of Commissioner of DTCP, Chennai Letter Roc.No. 4367/2019/ BA2, Dated: 06.11.2019 and 14.08.2021.
- 20) District Officer, Fire and Rescue Service Department Letter No.9774/A1/2024, Dated: 14.08.2024.
- 21) Joint Director, Agriculture Department, Tiruvannamalai letter No: A2/14679/2022, Dated: 27.12.2022.
- 22) Joint Director(i/c), Agriculture Department, Tiruvannamalai letter No: E3/9184/2024, Dated: 13.08.2024.

ORDER:

Tiruvannamalai District / Taluk / Panchayat Union, Kilanaikkarai Village / Panchayat, Survey Nos.58/3C1, 61/1B2, 61/88, 61/104, 61/113 & 61/116 and the Extent of 3990.00 Sq.mt - The FSI Area of the Revised & Proposed Additional Construction of Building – 6109.64 Sq.mt and consist of Revised & Proposed Additional Hotel and Lodge Building and Proposed Block-2 Building – To construct a Commercial Buildings – Granting technical Concurrence issued by Director of Town and Country Planning, Chennai, the site boundary earmarked as “A to F” and numbered as **BP/DTCP. No: 572/2024.**

Details of the proposed Commercial building are as follows:

Total Site area as per plan - 3990.00 Sq.mt

Building Details	Area as per approval BP/DTCP.No.17/2023		
	F.S.I Area in Sq.mt	Non F.S.I Area in Sq.mt	Total Builup Area in Sq.mt
For Hotel			
Ground Floor	945.81	-	945.81
First Floor	870.61	-	870.61
Second Floor	368.86	-	368.86
For Lodge			
First Floor	75.20	-	75.20
Second Floor	568.84	-	568.84
Third Floor	642.61	-	642.61
Fourth Floor	235.78	-	235.78
Head Room & Lift Area	-	71.55	71.55
Total	3707.71	71.55	3779.26

Building Details	Additional Construction area statement		
	F.S.I Area in Sq.mt	Non F.S.I Area in Sq.mt	Total Builup Area in Sq.mt
Block-1			
Ground Floor	423.73	1.32	425.05
First Floor	355.76	1.32	357.08
Second Floor	272.88	1.32	274.20
Third Floor	569.71	1.32	571.03
Fourth Floor	709.07	3.56	712.63
Head Room & Lift Area	-	85.71	85.71
Block-2			
Ground Floor	35.39	-	35.39
First Floor	35.39	-	35.69
Head Room	-	19.31	19.31
	2401.93	113.86	2515.79

Existing Approval FSI area = 3707.71 sq.mt.

Revised FSI area = 2401.93 sq.mt.

Total FSI Area = 6109.64 sq.mt.

FSI = $1.53 < 2.00$

Max Building hight - 18.16 m

Existing Car Parking - 38 Nos.

Proposed Car Parking - 24 Nos.

62 Nos.

PH Parking - 04 Nos.

Total - 66 Nos.

Existing Two wheelers parking - 74 Nos.

Proposed Two wheelers parking - 48 Nos.

122 say 125 Nos Provided.

Special Conditions:

- 1) As per 13th cited, DTCP circular Roc.No.4367/2019/BP2, Dated: 05.02.2020, Land documents should be verified and calculate the OSR area before issue of planning permission.
- 2) It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
- 3) Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
- 4) Conditions stipulated in the Fire NOC cited in the reference 17 issued by District Fire officer, Tiruvannamalai, Tamil Nadu Fire and Rescue Services, is to be followed Scrupulously.

- 5) 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. Technical clearance is issued subject to the condition that the applicant/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.
- 6) Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for Discharge of Sewage.
- 7) "Housing and Urban Development Department legal technical permission/plan permission only given. Land title in the name of the applicant by providing not confirmed.

For grant of technical clearance/project clearance among the documents previously submitted with the applicant's application (Sale Deed, lease deed, bond, grant, public authority deed and so on) whether the applicant is entitled to development only checked. There by to the applicant as a first step It is seen whether there is a right to develop.

"Any person who wishes to purchase the property, to the applicant the ownership of the property should be confirmed separately. And if any other individual claims over it. It can be resolved before a court of competent jurisdiction. The Department of Housing and Urban Development is not the appropriate body to decide this.

- 8) The Provisions in the G.O (Ms) No.17, Housing and Urban Development (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 to be provided to the proposed Commercial (Hotel and Lodge) building. Solar photo voltaic panels to be erected at the 1/3rd portion of total terrace area.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
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& 31.01.2020.
5. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
6. Mosquito netting to be provided at OHT and well.
7. Fire rescue equipment should be provided as per Rules.

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8. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.

9. Fly Ash bricks and Materials must be used for construction.

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 120 cm to be erected which shows site details, building details and professional details at the place of construction. 11. As per references Cited Government orders

The following fees are to be paid by the Applicant to the appropriate Government account head has been paid.

1. Centage Charges (Building and Land) Rs.12800/- Dated.02.12.2024.
2. Infrastructure and Amenities Charges Rs.451576/-
Dated.02.12.2024.
3. Construction Completion Certificate Charges Rs.27080/-
Dated.02.12.2024.
4. Development Charges for (Building and Land) Rs.45110/-
Dated.02.12.2024.

The Assistant Director,
District Town and Country Planning Office,
Tiruvannamalai District.

To,

1. The President,
Kilanaikkarai Village / Panchayat,
Tiruvannamalai Panchayat Union/Taluk,
Tiruvannamalai District.
2. Block Development Officer (V.P),
Tiruvannamalai Panchayat Union,
Tiruvannamalai District.

Copy To.

1. Mr.M.Kaliyaperumal and K.Geetha,
No.440, Mariyamman Kovil Street,
Su.Kilnachipattu Village,
Thenmathur Post,
Tiruvannamalai Taluk,
Tiruvannamalai District-606 603.
2. The Chairman,
Tamil Nadu Real Estate Regulatory Authority,
No.1A, CMDA Tower II, 1st floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.

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.

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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.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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What you are allowed to build here: floor space, height, coverage and setbacks.

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The registers themselves, read for you.

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EC Analyzer

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Guideline value by street

Guideline value by survey

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What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

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Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

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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

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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.

