

PP

APPROVAL RECORD

Planning Permission

Tiruvarur

Tiruvarur district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING AUTHORITY
DTCPPURPOSE
Commercial

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: 1/4/23 5:32 PM

From:

Joint Director / Deputy Director / Assistant

District Town and Country Planning Office, Tiruvarur
District. Room No.306, 307, 308 (3rd floor), Annexure
Building, District collector office campus, Tiruvarur. Pin
- 610004.

TO:

Thiru. Palanikumar,
No.26, Kumara Kovil Theru,
Tiruvarur,
Tiruvarur District.

Online Application Number:

SWP/BPA/003489/2022

Submitted Date :

-

Sir,

Subject:

Building – District Town and Country Planning Office, Thiruvarur – Thiruvarur District – Thiruvarur Taluk and Municipality, Therkuseethi Village, Ward 2, Block 33, T.S.No. 1660/1 - Site extent 594.00 Sq.m - FSI Area of the building 432.22 Sq.m - To construct a Commercial building - Granting Technical Clearance Order – Regarding.

Reference:

- 1) Applicant Thiru. Palanikumar, Thiruvarur Application No. SWP/BPA/0003481/2022, dated:01.12.2022. scrutiny reference no: LZCK814Y
- 2) This office letter dated 20.12.2022 (to the Applicant fee requested)
- 3) Date of receipt of payment from Applicant 30.12.2022
- 4) G.O.No.138, Department of Housing and Urban Development Dated 04.6.2004.
- 5) G.O.No. 86 Housing and Urban Development Department Dated 28.03.2012
- 6) G.O.No. 85, Housing and Urban Development Department Dated 16.05.2017
- 7) G.O.No.1, Department of Housing and Urban Development Date 05.01.2021
- 8) G.O.No.18, and 16 Municipal Administration and Water Supply Department Dated 4.2.2019 and 31.01.2020
- 9) Circular of Commissioner of DTCP, Chennai No.4367/2019 PA2, dated 7.3.2019 and 14.3.2019
- 10) Circular of Commissioner of DTCP, Chennai No.7486/2009 PA2 dated 16.04.2009
- 11) Circular of Commissioner of DTCP, Chennai No.21075/2009/PA1 dated 27.06.2012
- 12) Circular of Commissioner of DTCP, Chennai No.12201/2017/PA1 dated 22.09.2017
- 13) Circular of Commissioner of DTCP, Chennai Roc.No.14227/2017/ CP dated 14.12.2017
- 14) Circular of Commissioner of DTCP, Chennai Letter Roc.No.:4367/2019/BA2, Dated : 06.11.2019 and 14.08.2021
- 15) Director of DTCP, Chennai, Power Delegation Circular ROC No. 7963/2022/K1, dt.23.04.2022.
- 16) G.O.No.19, Department of Housing and Urban Development UD4(1) Date 02.03.2022.

Body of the letter:

ORDER:

Thiruvavur District, Thiruvavur Taluk and Municipality, Therkusethi Village, Ward-2, Block-33, T.S.No. 1660/1 - Site extent of 594.00 Sq.m with FSI Area of the building is 432.22 Sq.m - To construct a Commercial building (G + 2 floors). Site Approval under earmarked "A to D" with Building Plan Technical Clearance Permission No: B.P/DTCP(TVR)NO:01/2023.

Details of the Proposed Commercial building are as follows:

Area Details	FSI Area Sq.m	Non FSI Area Sq.m	Total Area Sq.m
Ground Floor	----	271.11	271.11
First Floor	216.11	55.00	271.11
Second Floor	216.11	55.00	271.11
Terrace Floor	---	19.06	19.06
Total	432.22	400.17	832.39

FSI = 0.73 < 2.0

The period of Technical Clearance Permission Expires on 03.01.2031

Special Conditions:

- 1) 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 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.
- 2) It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
- 3) On the clearance certificate obtained from Central / State Govt All the mentioned conditions must be followed.
- 4) "Urban Development Department legal technical permission/plan permission 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 thereby 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 Urban Development is not the appropriate body to decide this.
- 5) The location of constructions is visible to the general public as per development control rules on the board (FSI), openings (setback), parking and so on
- 6) The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department dated 22.6.2017 have approved the Tamil Nadu Real Estate (Regulation and Development) Act 2016. The promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Regulatory Authority.

Conditions:

- 1) Solar Water heating system for proposed Commercial building construction should be set up.
- 2) Parking area as intended in the map It should be used for purpose.
- 3) The openings shown on the plot shall be positioned accordingly
- 4) Any deviation in the building contrary to the currently approved drawing Do not change. If making changes Prior permission of this authority should be obtained.
- 5) Rainwater harvesting facilities as shown in the map, G.O No.18, and 16, Municipal

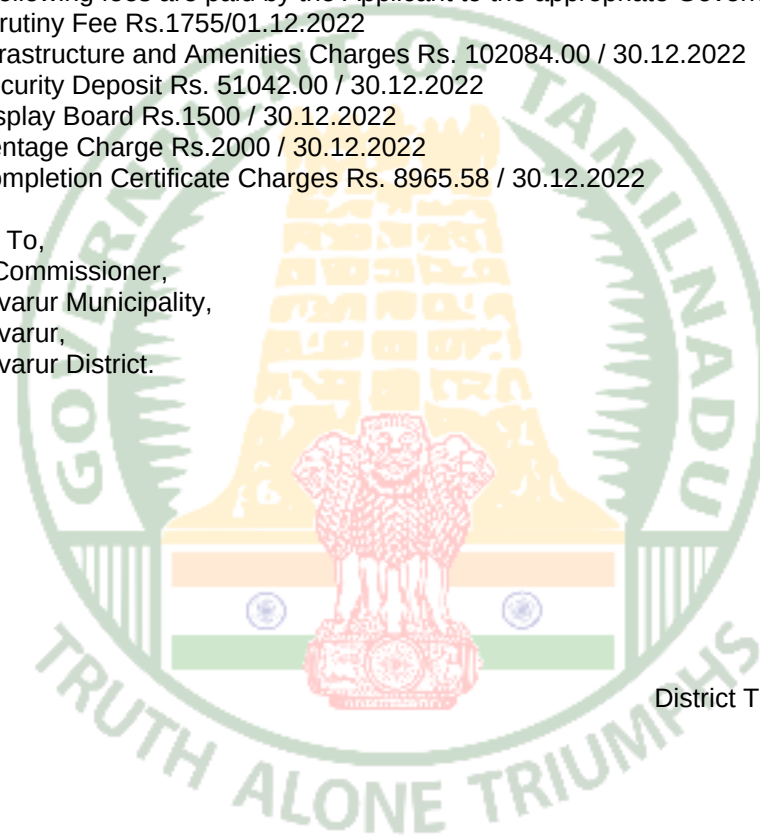
Administration and Water Supply Department Dated. To be implemented in the building as on 04.02.2019 and 31.01.2020.

- 6) Sewage from the proposed building through private vehicles Evacuation, protected drinking water facility for beneficiaries and others Water facility as required by the petitioner at his own cost should be done.
- 7) For Drinking Water overhead tank and well located in the plot Mosquito repellent should be installed.
- 8) Fire prevention as required by law in the proposed construction and Fire extinguishers should be installed.
- 9) G.O.No.341, Department of Municipal Administration and Drinking Water Supply (N.N.1).As on 3.11.04 U trap should be installed in septic tank.
- 10) Proposed building as per notification of Environment and Forest Department Fly Ash bricks and materials should be used.
- 11) Sewage under section 25 of the Tamil Nadu Pollution Control Board Act 1974 Due permission should be obtained regarding evacuation.
- 12) G.O.No.17, Department of Housing and Urban Development dated 5.2.2016- At a minimum of 10 cm per kilowatt of electricity as per 1/3 of the upper floor area to be set up with Solar Photo Voltaic Panels At a minimum of 10 cm per kilowatt of electricity as per 1/3 of the upper floor area to be set up with Solar Photo Voltaic Panels.
- 13) Necessary Development Charges to be collected before issuing the final approval.

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

- 1) Scrutiny Fee Rs.1755/01.12.2022
- 2) Infrastructure and Amenities Charges Rs. 102084.00 / 30.12.2022
- 3) Security Deposit Rs. 51042.00 / 30.12.2022
- 4) Display Board Rs.1500 / 30.12.2022
- 5) Centage Charge Rs.2000 / 30.12.2022
- 6) Completion Certificate Charges Rs. 8965.58 / 30.12.2022

Copy To,
The Commissioner,
Thiruvarur Municipality,
Thiruvarur,
Thiruvarur District.



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
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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.

