

PP

APPROVAL RECORD

Planning Permission

Tiruvarur

Tiruvarur 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: 12/22/22 12:13 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:

The Inspector of Police,
Mannargudi Police Station,
Mannargudi,
Thiruvarur District.

Online Application Number:

SWP/BPA/004613/2022

Submitted Date :

-

Sir,

Subject:

Building – District Town and Country Planning Office, Thiruvarur – Thiruvarur District – Mannargudi Taluk - Mannargudi Municipality, Ward 1, Block 58, T.S.No. 65-1, (Old T.S.No. 3705) - Site extent 557.45 Sq.m - FSI Area of the building 429.96 Sq.m - To construct a Police Station building - Granting technical clearance Order – Regarding.

Reference:

- 1) Applicant The Inspector of Police, Mannargudi Police Station, Mannargudi, Application No. SWP/BPA/0004613/2022, dated-18.12.2022, scrutiny reference no; 0K1D4EPE
- 2) This office letter dated 20.12.2022 (to the Applicant fee requested)
- 3) Date of receipt of payment from Applicant 20.12.2022
- 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 N.K.No.14227/2017/ CP dated 14.12.2017.
- 14) Circular of Commissioner of DTCP, Chennai Letter N.K. No. : 4367/2019/ BA2, 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.

Dated :

Body of the letter:

Thiruvarur District, Mannargudi Taluk, Mannargudi Municipality, Ward 1, Block 58, T.S.No. 65/1, (Old T.S.No. 3705) - Site extent of 557.45 Sq.m with FSI Area of the building is 429.96 Sq.m - To construct a Police Station building (G + 2 floors). Site Approval under earmarked "A to F" and numbered as L.P/DTCP(TVR) No. 46/2022 with Building Plan Planning Technical Clearance Permission No.: B.P/DTCP (TVR).NO: 13/2022.

Details of the Proposed Police Station building are as follows

Area Details	FSI Area Sq.m	Non FSI Area Sq.m	Total Area Sq.m
Ground Floor	----	---	---
Building	74.14	---	74.14
Parking Area	----	95.68	95.68
Ramp	----	8.09	8.09
First Floor	177.91	----	177.91
Second Floor	177.91	----	177.91
Head Room	----	20.42	20.42
Total	429.96	124.19	554.15

FSI = 0.77 < 2.0

The period of permission Expires on 20.12.2030

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

Conditions:

- 1) Solar Water heating system for proposed Police Station 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.

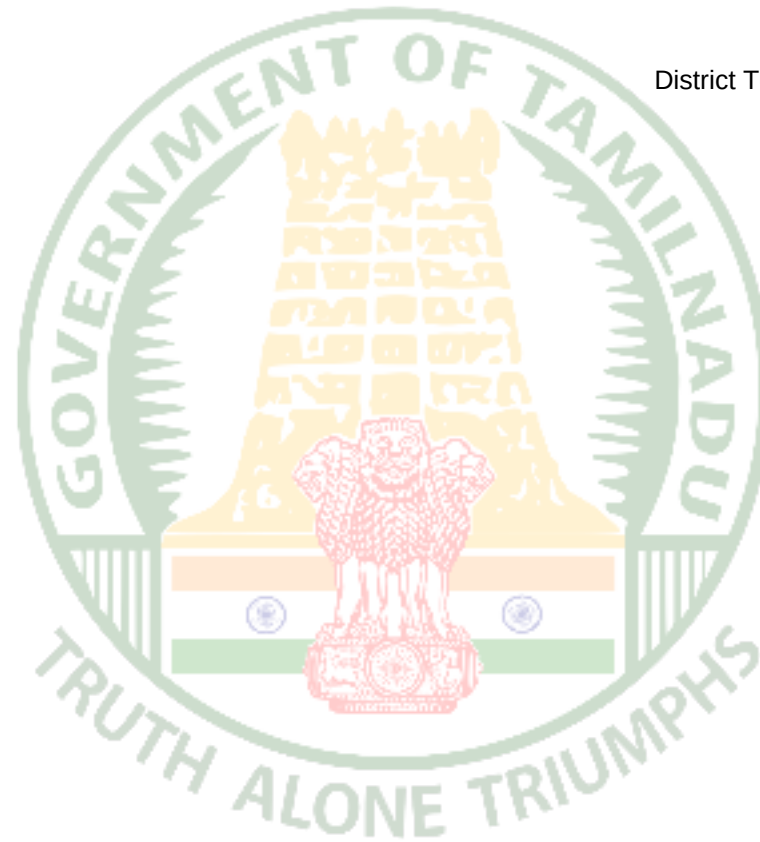
10) Proposed building as per notification of Environment and Forest Department Fly Ash bricks and materials should be used.

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.

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

1) Centage Charge Rs.3500 /-Dt.20.12.2022.



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.

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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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Build Scope

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

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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

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

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

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



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for you
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The LandLens
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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
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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.

