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APPROVAL RECORD

Planning Permission

Tiruvarur

Tiruvarur 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 ASSISTANT DIRECTOR,
THIRUVARUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE.**

**PRESENT: S.SIVAKUMAR B.E.,
ASSISTANT DIRECTOR**

ONLINE BUILDING PLAN APPLICATION-TECHNICAL CONCURRENCE

APPLICATION NO: SWP/BPA/012230/2023

Sub:	Building– Revised approval for construction of Residential Building-Online application received – District Town and Country Planning Office,Thiruvarur– Construction of Residential Building (13 Units) with an FSI area of 1234.32 Sq.m comprised in Ground floor- site bearing R.S No.256/4A,256/5A,258/1A,265/1and 265/2 – Padagacheri Village and Panchayat- Valangaiman Panchayat Union-Valangaiman Taluk- Thiruvarur District with an site extent of 18675.00 sq.m -- Technical Concurrence issued-Forwarded for further action-reg.	
Ref:	1.	Applicant Thiru.R.Revathikumar,Nanganallur,Chennai vide online application Ref No SWP//BPA/012230/2023 Dated 27.07.2023
	2.	The District Collector, Thiruvarur District NOC Vide Proc.No.8009/2017/F1/Dated 21.03.2018
	3.	G.O.(MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
	4.	The Block Development Officer, Valangaiman Letter No.2030/2017/A3/Dated 02.08.2017
	5.	The Block Development Officer, Valangaiman Letter No.2030/2017/A3/ Dated 02.04.2018
	6.	The Station Officer, Fire and Rescue Services, Thiruvarur ,NOC No 215/2023 Vide Letter No. 5438/A1/2023 Dated 12.06.2023
	7.	Proceedings of the Deputy Director of Town and Country Planning Office, Thanjavur region, Vide Letter ROC No.3285/2018/TD-2, Dated 16.10.2018
	8.	Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated:05.02.2020 , 14.08.2021 & 11.10.2021.

9.	Circular from the Director of Town and Country Planning vide letter Roc No. 7963/2022/K2, Dated:23.04.2022
10.	Circular from the Director of Town and Country Planning vide letter Roc No. 9611/203-TCP5,Dated:25.04.2023.
11.	Circular from the Director of Town and Country Planning vide letter Roc No 7963/2022/K2,Dated:11.04.2023
12.	Circular from the Director of Town and Country Planning vide letter Roc No.19093/2022TCP5,Dated: 20.4.2023
13.	G.O Ms No 138, Housing and Urban Development Department, Dated 04.06.2004.
14.	G.O Ms No.86, Housing and Urban Development Department, Dated: 28.03.2012.
15.	G.O Ms No 85, Housing and Urban Development Department, Dated: 16.05.2017.
16.	G.O Ms No 01, Housing and Urban Development Department, Dated: 05.01.2021.
17.	G.O Ms No 53, Housing and Urban Development Department, Dated:16.04.2018
18.	G.O Ms No 18, Municipal Administration and Water Supply Department, Dated: 04.02.2019
19.	G.O Ms No 16, Municipal Administration and Water Supply Department, Dated: 31.01.2020.
20.	G.O Ms No 51,Municipal Administration and Water Supply Department , Dated: 11.05.2020.
21.	G.O Ms No 18, Housing and Urban Development Department, Dated: 04.02.2019.
22.	G.O Ms No 54, Housing and Urban Development Department, Dated: 12.03.2020.
23.	Circular from the Director of Town and Country Planning vide letter Roc No. 7486/2009/PA2, Dated: 16- 04- 2009.
24.	Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 21075 / 2009 PA1, Dated: 27- 06-2012.

25.	Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 12201/2017/PA1,Dated 22.09.2017
26.	Circular from the Director of Town and Country Planning, Chennai VideLetter Roc No. 14227/2017/CP,Dated: 14- 12- 2017.
27.	The Deputy Director of Thanjavur Region Vide Letter No Letter ROC No.3285/2018/TD-2, Dated 05.10.2018.(Demand Payment request)
28.	Online Demand payment Request Letter, Dated:26.09.2023.
29.	Applicant Thiru.R.Revathikumar,Nanganallur Chennai Demand Remittance letter, Dated16.10.2023.

With reference to the online application 1st cited , a Proposal is received for the Revised approval for Construction of Residential Building (13 units) with an FSI area of 1234.32 Sq.m comprised in Ground Floor in a site bearing R.S No.256/4A,256/5A,258/1A,265/1 and 265/2 of Padagacheri Village and Panchayat, Valangaiman Panchayat Union, Valangaiman Taluk,Thiruvavar District with an site extent of 18675.00 Sq.m . A Resort Building with Ground Floor + First floor of FSI Area 1568.12 Sq.m had already approved in the reference 7th cited above (B.P/DTCP-Thanjavur Region No 20/2018) with Site approval No.40/2018 and boundaries numbered as “A” TO “K” and “L” TO “S”.

The application now received for revised approval was processed and scrutinized as per the prevailing rules& regulations, records perused and Site inspection was conducted.

With reference to the letter 7th cited, the site has been marked as “A” to “K” and “L” to “S” and the Site approval No.40/2018 and Technical concurrence has been issued under section 47A of Town and Country Planning Act 1971 and numbered as .20/2018 (T.R) for the Resort Building as follows:

Area of the Site:20750.00 Sq.m

Description	FSI Area(Sq.m)	Non FSI Area(Sq.m)	Total Area(Sq.m)
Approved Ground Floor	784.06	-	784.06
Approved First Floor	784.06	-	784.06
Total	1568.12	-	1568.12

With reference to the letter 28th cited, Demand was raised against the applicant on 26.09.2023. Applicant remitted the required fees and submitted the remittance letter to this office on 16.10.2023. Infrastructure and Amenities charges Rs.2,38,760.00 adjusted in the previous approval payment.

The Technical Concurrence for the Revised approval for construction of Residential building (Ground floor with 13 Units) in a site bearing a R.S No. 256/4A,256/5A,258/1A,265/1 and 265/2, Padagacheri Village and Panchayat, Valangaiman Panchayat Union, Valangaiman Taluk, Thiruvavarur District with an site extent of 18675.00 sq.m is hereby issued and revised Site approval from “A” to “H” and “I” To “S” has been granted as follows:

Site Area as per Patta : 18675.00.00 Sq.m

Description	FSI Area(Sq.m)	Non FSI Area(Sq.m)	Total Area(Sq.m)
Ground Floor (13 Units)	1234.32	24.05	1258.37
Total Built up Area	1234.32	24.05	1258.37

Total FSI Area : 1234.32Sq.m

Revised FSI = $1234.32/18675.00 = 0.066$

Plot Coverage= $1234.32/18675.00 \times 100 = 6.60\%$

The site has been marked as “A” to “H” and “I” To “S” and the site approval and Technical Concurrence for the Residential Building (with 13 units) has been accorded vide No,**SWP/DTCP/TVR/BP No: 11/2023 with the validity from 20.10.2023 to 19. 10.2031 (8 Years)** with the following Special conditions:

1. The OSR site 2075.00 Sq.m , had been already handed over to Special Secretary/Valangaiman Block Development office, vide Gift Deed No.1952/2018 Dated 12.10.2018 and it was now subdivided into R.S No.256/4A,,256/5A and 258/1A of Padagacheri village and numbered from “1” To “7”.It was now considered as OSR area for this proposal as per TNCDBR rule 41(ii).

2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

3. Technical Concurrence is issued in accordance with the provisions of the Town and Country Planning Act 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. Planning Permission is issued subject to the condition that the applicant/developer and also the architect/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.

4. Conditions mentioned in the No objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.

5. 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.

6. “The Tamil Nadu Government in G.O.Ms.No 112, Housing and Urban Development Department dated:22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertises, 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”.

7. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc.) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

8. Completion Certificate for the said Proposed building shall be issued only if the applicant complied with approved Plan of the building and following rectification work shall be completed before applying for the issue of completion Certificate.

9. According to G.O No 18, Municipal Administration and Water Supply Department, Dated 04-02-2019 Construction continuance certificate should be obtained from this office for the planning permission approved building at the time of Plinth Level and Last Story itself. After Completion of the building works Completion Certificate to obtain from this by the applicant.

10. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.

11. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 11. The permission granted by the competent authority shall not mean responsibility or clearance of the following aspects.

- a. Title or ownership of the site or building.
- b. Easement Rights.
- c. Structural Reports, Structural Drawing and Structural aspects.
- d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
- e. Workmanship, soundness of structure and materials used.
- f. Quality of building services and amenities the construction of building.
- g. Other requirements or licenses or clearance required for the site or premises or activity under various other laws.

12.As per G.O. in the reference 3rd cited,the any proposal proposed in non-planning area , the final approval shall be given by the Local Authority only after collectingRs.1000/- as Scrutiny fees as per rule 3 and3% of the Market Value of the site as Land conversion charges should be collected before issuing the final approval.

Head of Account:

0217UrbanDevelopment-
 60 other Urban Development Schemes -
 800 otherReceipts-
 AS Receipts under Land Use Conversion Charges-
 27Non Taxationfees-
 09Collections
 (DPC:0217-60-800-AS22709)

Condition:

1. According to section 79 of the Town and Country Planning Act 1971 (Act 35 of 1972) Any Person aggrieved by any decision or order of the planning Authority/Compentent Authority under Section 49/47A of Sub Section (1) of Section 54 may appeal to the Director/The Government within two months fromthe date of on Which the Decision or order was Communicated.

2. Solar water heating system to be provided to the proposed building.Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.

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3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.

4. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.

5. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.

6. 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.

7. Mosquito netting to be provided at OHT and well.

8. As per GO No 341 Municipal Administration and Water Supply Department, dated 03.11.2004 U Trap in the septic tank design to be provided.

9. Fly Ash bricks and Materials to be used Mandatory.

10. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 11. The permission granted by the competent authority shall not mean responsibility or clearance of the following aspects.

- a. Title or ownership of the site or building.
- b. Easement Rights.
- c. Structural Reports, Structural Drawing and Structural aspects
- d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
- e. Workmanship, soundness of structure and materials used.
- f. Quality of building services and amenities the construction of building.
- g. Other requirements or licenses or clearance required for the site or premises or activity under various other laws.

11. As per GO Ms No.18 and 16 of Municipal Administration and Water Supply Department Dated: 04.02.2019 and 31.01.2020, a Display Board of size 60cm x 120 cm to be erected which shows Site details, Building details and Municipality Engineer details at the place of construction.

12. In case the documents submitted for approval found fake/false the Technical Concurrence would be cancelled without intimation to the applicant.

13. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

14. 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.

15. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by Local body if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.

16. Government Registered Electrical Contractor must be employed for wiring works during construction.

17. As per GO 18 Municipal Administration and Water Supply Department, dated 04.02.2019 Rule No 65, In every public building, Closed Circuit Television units shall be installed at rate one unit for every 300 sq.m of floor area and thereof.

The applicant remitted the required fees given below for the Revised Construction of Residential building with 13 units.

Scrutiny Fees	:Rs.30,529.00 Dated 27.07.2023
Centage Charges for Building	:Rs. 9,000 .00 Dated. 16.10.2023
Security Deposit Charges	:Rs. 1,19,380.00 Dated 16.10.2023
C.C Charges	:Rs.15,714.00 Dated 16.10.2023
Display Board Charges	:Rs. 1,500.00 Dated. .09.2023
The Armed force Flag Day fund	:Rs. 5,000.00 Dated 19.10.2023(Receipt No.FD/FUND/07506)

The Proposal is for the Proposed Construction of Residential Building (Ground Floor with 13 units),as per the section 47/A of Town and Country Planning Act 1971. The Site approval and Technical Clearance for the Residential Building has been issued as SWP/DTCP/TVR/BP No **11 / 2023** .

Encl :Building Plan Map- 1 x2

Assistant Director,
District Town and Country Planning Office,
Thiruvarur District.

To:
The President,
Padagachery Panchayat,
Valangaiman Panchayat Union,
Thiruvarur District.

Copy to:

1. Thiru. Revathikumar, Flat
No.A2, Door No.7-8,
Ram Nagar, 8th Street,
Nanganallur, Chennai.

2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II,
1st Floor, Gandhi Irwin Bridge Road,
Egmore.
Encl :Building Plan Map- 1 x1

- 3.Stock File- 1 x1

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
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OMR Thoraipakkam,
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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.

