

PP

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.**

Sir,

ApplicationNumber: SWP/BPA/033293/2023

Subject : Mannargudi Bus Stand and ComplexBuilding - Online application received -District Town and Country Planning Office, Thiruvavarur – Thiruvavarur District – Mannargudi Municipality –WardNo:1,BlockNo:56 – T.S Nos. 3593/2, 3594,3595, 3596,3597,3599/1A1 ,&3599/1B, BlockNo:45– T.s Nos 47,48,49,50,51/2,BlockNo:79– T.s Nos 1,2,3,45/2 having an site extent of 26711.50Sq.m -Proposed Construction of Mannargudi Bus Stand and Complex building –Block 1 to 8 consists of FSI Area of 9129.33sq.m –Technical Concurrence Received- Planning Permission issued - forwarded for further action - Reg.

Reference :

1. The Commissioner, MannargudiMunicipality ,Mannargudi Bus Stand and ComplexOnline Application Reference No. SWP/BPA/033293/2023 ReceivedDated:28.12.2023.
2. G.O(Ms).No.86, Housing and Urban Development Department, Dated: 28.03.2012.
3. G.O(Ms).No.135, Housing and Urban Development Department, Dated: 21.07.2017.
4. G.O(Ms).No.85, Housing and Urban Development Department, Dated: 16.05.2017
5. G.O.No.1,HousingandUrbanDevelopmentDepartment,Dated: 05.01.2021
6. G.O.(Ms)No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & G.O.(Ms)16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
7. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
8. G.O.(Ms)No.79, Housing and Urban Development Department, Dated: 04.05.2017
9. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of CommissionerofTownandCountryPlanning,Chennai(Circular)
10. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of CommissionerofTownandCountryPlanning,Chennai(Circular)
11. Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017 of CommissionerofTownandCountryPlanning,Chennai(Circular)
12. Letter Roc No. 14227/2017/CP, Dated: 14.12.2017 of CommissionerofTownandCountryPlanning,Chennai(Circular)
13. Letter Roc No. 7963/2022/K1, Dated: 11.04.2023 of Director of Town and Country Planning, Chennai (Circular)
14. LetterRocNo. 11281/2022/TCP5,Dated:12.05.2023ofDirector OfTownandCountryPlanning,Chennai (Circular)

15. District officer, Tiruvarur District Fire & Rescue service
Department R.C.No.8768/E1/2023, Date.01.09.2023.
16. The Director of Town and country Planning, Chennai Technical
Concurrence Dated 27.12.2023

Order

With reference to the 1st letter Cited,applicant has requested for the approval of Mannargudi Bus Standand Complex Building at Tiruvarur District , Mannargudi Municipality,WardNo:1,BlockNo:56, T.S Nos 3593/2,3594,3595,3596,3597,3599/1A1, &3599/1B ; BlockNo:45 , T.S Nos 47,48,49,50,51/2 ;BlockNo:79, T.S Nos 1,2,3,45/2 having an site extent of 26711.50 sq.m. The site has been boundaried as " 1 to 29 "and the site approval and the Technical Concurrence for the proposed Construction of Mannargudi Bus Standand Complex building was issued as per the reference 16th cited Director of Town and Country Planning Proceedings.

Mannargudi Bus stand and Complex Building has Floor of built up area is as follows:

ProposalDetails

Area of Site-26711.50Sqm

Area Statement

Buildingdetails

S.No	Description	FSI Area (Sqm)	Non FSI Area(Sqm)	Total Builtup Area (Sqm)
1	BlockNo-01TerminalBuilding			
	GroundFloor	4027.37	-	4027.37
	FirstFloor	886.70	-	886.70
	Total	4914.07		4914.07
2	BlockNo-02Market Shops			
	Groundfloor	2396.07	-	2396.07
	Total	2396.07		2396.07
3	BlockNo-03 Gents Toilet			
	GroundFloor	49.27	-	49.27
4	BlockNo -04 Ladies Toilet			
	GroundFloor	37.62	-	37.62

5	BlockNo-05GentsToilet(NearMarketShop)			
	GroundFloor	105.50	-	105.50
6	BlockNo-06LadiessToilet(NearMarketShop)			
	GroundFloor	105.50	-	105.50
7	BlockNo-07MarketShop&Hall			
	GroundFloor	491.13	-	491.13
	FirstFloor	491.13	-	491.13
	Second Floor	491.13	-	491.13
	StaircaseHeadRoom	47.91	-	47.91
	Total	1521.30		1521.30
8	BlockNo-08 WaterTank&PumpRoom			
	WaterTank&PumpRoom	-	88.30	88.30
	TotalArea	9129.33	88.30	9217.63

Total FSI Area –9129.33sq.m

FSI – 0.34

The Technical Concurrence issued and building drawings numbered as **B.P/DTCP No:50 /2024.**

As per the section 49 of Town and Country Planning Act 1971, Building Plan approval No. **SWP/DTCP/TVR/BP No 04 /2024** and duration of Planning Permission from 29.01.2024 to 28.01.2032(8 years) has been accorded with the following Special conditions:

The Planning Permission is issued with the following General and Special Conditions: -

SpecialConditions

1. The Boundary of the OSR1 & 2 has been earmarked in site plan as per TNCD BR 2019 Rule.No.41(1) (i) However, the space may be maintained by the owner concerned subject to the supervision and monitoring of the concerned local body.
2. It is 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. Planning Permission 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.
5. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
6. 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. Initial verification of the documents (leasedeed, saledeed, Patta, giftdeed, & Power of Attorney etc) submitted by the applicant's is being verified for the applicant's entitlement to develop in the site.

If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this.

7. 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. Planning Permission issued in accordance with U/S 49 of Tamil Nadu Town And country Planning Act 1971.
2. Solar water heating system to be provided to the proposed Mannargudi Bus Stand & Complex Building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
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. Rainwater 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.
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. Fire rescue equipment should be provided as per Rules

9. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
10. Fly Ash bricks and Materials must be used for construction.
11. As per G.O.(ms)No.18,Department of Municipal Administration and WaterSupply, dated.04.02.2019 a display board of size 60cmx120cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
12. 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.

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

To

The Commissioner,
Mannargudi Municipality,
Thiruvarur District.
Encl: Drawing 1 set

Copy to :Stock File
Encl: Drawing 1 set

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.

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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.

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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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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

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

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Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

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