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APPROVAL RECORD

Planning Permission

Vilupuram

Vilupuram 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.

SWP Application Number: **SWP/BPA/004411/2022**

To:

The Panchayat President,
Mathirimangalam Village/Panchayat,
Koliyanur Panchayat Union,
Villupuram Taluk,
Villupuram District.

Subject: Commercial Warehouse Building - Office of the Assistant Director of Town and Country planning - Villupuram District – Villupuram Taluk- Koliyanur Panchayat Union – Mathirimangalam Village/Panchayat in Survey Numbers: 114/1B2,114/2A,114/2B,114/3,114/4,114/5A,114/5B,114/6,114/7A,114/7B,130/3C1,114/3D1 with an extent of 7884 Sq.m – Proposed Warehouse Building and FSI Area of 1646.12 Sq.m -Technical clearance issued - Forwarded for further action - Reg.

Reference:

1. Applicant M/s. AKR EXPRESS PVT. LTD, Online Application Reference No. SWP/BPA/004411/2022 Received Dated: 12.12.2022. (RRRS22ZD)
2. Demand payment Request Letter, Dated: 04.03.2023 requiring payment of OSRA Charge and Centage Charge for Land and Building, Infrastructure and Amenities Charges, CC Charges, Security Deposit Charges, Display Board Charges.
3. Applicant demand Remittance letter, Dated: 04.03.2023.
4. District Collector, Villupuram District letter, D. Dis. No: A9/26008/202, Dated: 11.01.2023.
5. G.O. (Ms) No. 79, Housing and Urban Development Department, Dated: 04.05.2017.
6. G.O.(Ms) No. 138 Housing and Urban Development Department, Dated: 04.06.2004
7. Proceedings of the Director of Town and Country Planning, Chennai Vide letter Roc No.8172/1997/MP2, Dated: 24.04.1997.
8. G.O. (Ms) No. 86 Housing and Urban Development Department, Dated: 28.03.2012.
9. G.O. (Ms) No. 85 Housing and Urban Development Department, Dated: 16.05.2017.
10. G.O.(Ms) No. 01 Housing and Urban Development Department, Dated: 05.01.2021
11. G.O. (Ms) No. 53 Housing and Urban Development Department, Dated: 16.04.2018
12. G.O. (Ms) No. No. 18, Municipal Administration and Water Supply Department, Dated: 04.02.2019.
13. G.O. (Ms) No. 16, Municipal Administration and Water Supply Department, Dated: 31.01.2020
14. G.O. (Ms) No.18, Housing and Urban Development Department, Dated: 04.02.2019.
15. G.O. (Ms) No. 54, Housing and Urban Development Department, Dated: 12.03.2020.
16. Circular from the Director of Town and Country Planning, Roc No.7486/2009/BA2, Dated: 16.04.2009.
17. Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/BA1, Dated: 27.06.2012.
18. Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/BA1, Dated: 22.09.2017.
19. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/Spl. cell, Dated: 14.12.2017.

20. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 & 14.08.2021.
21. Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, Dated: 23.04.2022
22. District Fire Officer, Villupuram letter No: L.Dis.No:2537/A2/2022.dated.30.03.2022
23. G.O. (Ms).No.133, Housing and Urban Development Department, Dated: 28.10.2015.

With reference to the 1st letter cited, applicant has requested for the approval of Commercial Warehouse Building at Villupuram District, Villupuram Taluk, Koliyanur Panchayat Union, Mathirimangalam Village in Survey Numbers: 114/1B2, 114/2A, 114/2B, 114/3, 114/4, 114/5A, 114/5B, 114/6, 114/7A, 114/7B, 130/3C1, 114/3D1 with an extent of 7884 Sq. m of Proposed Warehouse Building and FSI Area of 1646.12 Sq.m. The site has been boundaries as “A to K” and site approval is issued and the Technical Concurrence for the proposed construction of built up area as follows.

Proposal Details:

Area of Site - 1.95 Acres (or) 7884 Sq.m

Area Statement:

Building details (Main Building)

FSI Area of Ground Floor	- 1359.74 Sq. m
FSI Area of First Floor	- 286.38 Sq. m
Total FSI Area	- 1646.12 Sq. m
Total Non FSI Area	- 87.40 Sq.m
Total Built up Area	- 3935.00 Sq.m
FSI	- 0.2

As per Section 47A of Town and Country Planning Act 1971, Technical Clearance No. SWP/DTCP/Villupuram/Building Plan No: 07/2023, SWP/DTCP/Villupuram/Site Approval No: 41/2023 and Duration of Permission from 25.03.2023 to 24.03.2031 (8 Years) has been accorded with the following conditions and special conditions.

Special Conditions:

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
2. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
3. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and do 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. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
 5. 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 (lease deed, sale deed, Patta, gift deed, & 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.
 6. 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.
 7. The permission granted by the competent authority shall not mean responsibility or clearance as per TNCDDBR 2019 Rule No.11 of the following aspects.
 - a) Title or ownership of the site or building
 - b) Easement Rights
 - c) Structural Reports, Structural Drawing and Structural aspects. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
 - d) Workmanship, soundness of structure and materials used
 - e) Quality of building services and amenities the construction of building
 - f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.
 8. The Applicant shall not commence any activity, excepting fencing of the site and construction of temporary shed for guard, without obtaining Environmental clearance under the EIA Notification, 2006 from the State Level Environment Impact Assessment Authority or the Ministry of Environment and Forests, Government of India, as applicable to the project, as per the threshold limits. Any violation from the above requirement is liable for action under section 19 of the Environment (Protection) Act, 1986 and Environmental clearance should be obtained before commencement of construction/Issue of planning permission.
 9. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
 10. If the proposed site is located in the land acquisition area related to Railway Department Project and Highway Department Project, the technical approval given by the Department shall be cancelled by the Department without any prior notice.
 11. "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 & 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."
 12. Building to be Used Strictly as per mentioned purpose in Approved Building Plan.

13. With the Reference 11 mentioned Government Orders and Reference No 16 mentioned Circular the following conditions to be follow.

- (i) When the construction reached at plinth level the applicant should apply for CCC after getting CCC when the construction completed civil works then apply for completion certificate. The applicant or buyer or a worker or any other person shall not occupy the building without valid completion certificate from the Assistant Director, District Town and Country Planning Office, Villupuram District.
- (ii) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall not put the building to use without obtaining Completion Certificate from the Assistant Director, District Town and Country Planning Office, Villupuram District.
- (iii) a) Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with the plan showing the Site Boundary, dimension of the building and the setback on all around and the plan must be authenticated by the applicant and Architect/Structural Engineer/Licensed Surveyor for the issue of Construction Continuance Certificate (CCC). b) Also, the Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with a drawing/plan showing the actual Construction made at site when the construction is completed without any requirement of further civil works for the issue of Completion Certificate (CC).
- (iv) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall comply and other condition/directions stipulated in the operational guidelines issued/subsequently to be issued by the DTCP.

General Conditions:

- 1. Solar water heating system to be provided to the proposed Commercial Warehouse Building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
- 2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
- 3. The Open Space shown in the drawing should be left as it is.
- 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. (Ms) No: 18 & G.O. (Ms) No: 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 (Ms) 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 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 municipality engineer details at the place of construction.
12. In case the documents submitted for approval found fake 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.

As per GO. (Ms) No. 79 Housing and Urban Development Department dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Value of land as Land conversation charges, before issuing the final approval

Head of Account:

0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

Fee Payment Details:

OSR Charges	- Rs. 134028.00 Dated: 04.03.2023
Centage Charges for Building	- Rs. 3000.00 Dated: 04.03.2023
Centage Charges for Land	- Rs. 300.00 Dated: 04.03.2023
Infrastructure and Amenities Charges	- Rs. 310200.00 Dated: 04.03.2023
CC Charges	- Rs. 17759.00 Dated: 04.03.2023
Security Deposit Charges	- Rs.155100.00 Dated: 04.03.2023
Display Board Charges	- Rs. 1500.00 Dated: 04.03.2023

COPY TO:

1. M/s. AKR Express Pvt. Ltd,
Mathirimangalam Village/Panchayat,
Koliyanur Panchayat Union,
Villupuram Taluk,
Villupuram District - 605602.

2. Sub Registrar,
Valavanur Registrar Office,
Villupuram Taluk,
Villupuram District.
3. The Tahsildar,
Villupuram Taluk,
Villupuram District.
4. Assistant Director
Survey and Land Records,
Villupuram District.
5. District Collector,
District Collector Office,
Villupuram 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.

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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.

[/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.

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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

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



Every free tool
/tools



Services we run
for you
/services



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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
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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.

