

PP

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.

PROCEEDINGS OF THE ASSISTANT DIRECTOR
VILLUPURAM DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: Thiru.G.Gopalakrishnan, B.E.,

Online Building - Plan Permission

Online File No: SWP/BPA/009590/2023

Date: 18.08.2023

To

Commissioner
Kottakuppam Municipality
Vanur Taluk
Villupuram District.

Sir/Madam,

Subject:

Commercial Building (Non- High Rise Building) - Office of the Assistant Director of Town and Country Planning - Villupuram District – Vanur Taluk - Kottakuppam Municipality / Village – S.F.No:168/1A2, 168/1B,168/2B2,168/5B2,168/11A2 with an extent of 4358 Sq.m – Proposed Commercial Building with FSI Area of 2543.51 Sq.m – Technical Clearance issued - Forwarded for further action - Reg.

Reference:

1. Applicants Tvl.R.Krishnagopal & G.Ramamurthy, Online application No. SWP/BPA/009590 /2023 Dated: 03.05.2023. (Online Building Scrutiny reference No: 652Q6WII).
2. Demand payment Request Letter, Dated: 28.07.2023 & 02.08.2023.
3. Applicant demand Remittance letter, Dated: 31.07.2023 & 10.08.2023.
4. Joint Director, Agricultural Department, Villupuram District, letter No: C2/ 14566/2022 Dated: 31.10.2022 & C2/15521/2022 Dated:29.11.2022.
5. G.O.(Ms) No.138 Housing and Urban Development Department, Dated: 04.06.2004
6. Proceedings of the Director of Town and Country Planning, Chennai Vide letter Roc No.8172/1997/MP2 Dated 24.04.1997.
7. G.O.(Ms) No.86 Housing and Urban Development Department, Dated: 28.03.2012.
8. G.O. (Ms) No.85 Housing and Urban Development Department, Dated: 16.05.2017.
9. G.O.(Ms) No. 01 Housing and Urban Development Department, Dated: 05.01.2021.
10. G.O. (Ms) No. 53 Housing and Urban Development Department, Dated: 16.04.2018
11. G.O. (Ms) No.18, Municipal Administration and Water Supply Department, Dated: 04.02.2019.
12. G.O. (Ms) No. 16, Municipal Administration and Water Supply Department, Dated: 31.01.2020.
13. G.O. (Ms) No.18, Housing and Urban Development Department, Dated: 04.02.2019.

14. G.O. (Ms)No. 54, Housing and Urban Development Department, Dated: 12.03.2020
15. Circular from the Director of Town and Country Planning, Roc
No.7486/2009/BA2, Dated: 16.04.2009.
16. Circular from the Director of Town and Country Planning, Vide Letter Roc
No.21075/2009/BA1, Dated: 27.06.2012.
17. Circular from the Director of Town and Country Planning, Vide Letter Roc
No.12201/2017/BA1, Dated: 22.09.2017.
18. Circular from the Director of Town and Country Planning, Chennai Vide
Letter Roc No.14227/2017/Spl.cell, Dated: 14.12.2017.
19. Circular from the Director of Town and Country Planning, Chennai Vide
Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 & 14.08.2021.
20. Circular from the Director of Town and Country Planning, Roc No.
7963/2022/K1, Dated: 11.04.2023.
21. District Fire Officer, Villupuram District letter:
L.Dis.No:3626/A2/2023.dated.09.05.2023.

Order

With reference to the 1st letter cited, applicant has requested for the approval of Commercial Building in Villupuram District, Vanur Taluk, Kottakuppam Municipality / Village, S.F.No:168/1A2, 168/1B,168/2B2,168/5B2,168/11A2 with an extent of 4358 Sq.m. Proposed Commercial Building with FSI Area of 2543.51 Sq.m. The site approval by delineating the boundary from A to N has been approved as **L.P/A.D.T.C.P (VD) No: 138/2023** with the following common and special conditions.

Proposal Details

Area of Site - 4358 Sq.m

Commercial Building (RESTAURANTS & UNSTARRED HOTELS)

DESCRIPTION	FLOOR AREA DETAILS	FSI AREA (Sqm)	Non- FSI AREA (Sqm)	TOTAL BUILD - UP AREA (Sqm)
BLOCK 1 (RESTAURANTS & UNSTARRED HOTELS)	GROUND FLOOR	574.71	-	574.71
	FIRST FLOOR	574.71	-	574.71
	SECOND FLOOR	574.71	-	574.71
	TERRACE FLOOR	-	53.23	53.23
BLOCK 2 (SWIMMING POOL)	GROUND FLOOR	283.14	-	283.14
BLOCK 3 (UNSTARRED HOTELS)	GROUND FLOOR	130.26	-	130.26

BLOCK 4 (UNSTARRED HOTELS)	GROUND FLOOR	202.99	-	202.99
	FIRST FLOOR	202.99	-	202.99
	TERRACE FLOOR	-	31.51	31.51
	TOTAL	2543.51	84.74	2628.25

$$FSI = 2543.51 / 4358 = 0.58.$$

And As per the Section 47A of Town and Country Planning Act 1971, Technical Clearance No. **B.P/A.D.T.C.P (VD):26/2023** and Duration of Permission from 18.08.2023 to 17.08.2031 (8 Years) has been accorded with the following conditions and special conditions.

Conditions:

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. 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.
3. Conditions mentioned in the No Objection certificates obtained from the Central and State Govt. Departments must be followed scrupulously.
4. 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.
5. 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.
6. According to the Circular No. 12544/14 / Spl.cell 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
7. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.

8. 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 responsibility 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.

Special Conditions:

1. 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.
2. Parking area to be utilized only for parking purposes mentioned as per approved drawing.
3. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
4. Rain water harvesting should be provided as per the directions mentioned in GO. (Ms) No. 18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
5. 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.
6. Mosquito netting to be provided at OHT and well.
7. As per GO. (Ms). No. 341 Municipal Administration and Water Supply Department, dated 03.11.2004 U Trap in the septic tank design to be provided.
8. Fly Ash bricks and Materials to be used Mandatory.
9. As per GO. (Ms) No. 16 a display board of size 60cm x 120 cm to be erected which shows site details, building details and engineer details at the place of construction.
10. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
11. If any Court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
12. 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.
13. 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.
14. Government Registered Electrical Contractor must be employed for wiring works during construction.
15. Swimming pool should be provided as per the directions mentioned in GO. (Ms) No. 18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.

Fees Paid Details

1. Scrutiny fees	-	Rs. 11793 Dated:03.05.2023.
2. OSR Charges	-	Rs. 270975 Dated:31.07.2023
3. Centage for Land	-	Rs. 2400 Dated:10.08.2023.
4. Centage Charges for Building	-	Rs.10000 Dated:10.08.2023.
5. Infrastructure and Amenities Charges	-	Rs.478272 Dated:10.08.2023.
6. CC Charges	-	Rs. 28296 Dated:10.08.2023.
7. Security Deposit Charges	-	Rs. 239136 Dated:10.08.2023
8. Display Board Charges	-	Rs. 1500 Dated: 10.08.2023.

Copy to:

Tvl.R.Krishnagopal & G.Ramamurthy,
No:22, 3rd cross street,
Brindhavanam, Saram,
Puducherry – 605 013.

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.

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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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What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

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What the plan says can happen on this land.

Land use zone finder

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Who holds it, and which office keeps the record.

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