Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



87

கலைஞர் 100 1924 - 2023

DIRECTORATE OF TOWN AND COUNTRY PLANNING

Online Building Plan Application - Planning Permission

From:

Thiru. P.Karthick Krishna, B.Plan.,M.Plan.,
Assistant Director,
District Town and Country Planning office,
No.5, Ganapathy nagar, 2nd street,
Medical College road,
Thanjavur – 613 001.
Tel No.04362 270133.
Email ID: ddtjrregion@gmail.com

To:

The president,
Govindapuram Panchayat
Thiruvidaimaruthur Taluk,
Thanjavur District.

Subject:

Building – Office of District Town and Country planning, Thanjavur – The Proposed Construction of Multi Dwelling Building (Affordable Housing) In Regularized Layout No. 14/2023 – Plot No.8,9,10 & Owner use site (Stilt + 5 Floor) with an extent of 858.97 sq.m in S.F No. 249/1A1pt of Govindapuram Panchayat & village - Thiruvidaimaruthur Panchayat Union & Taluk, Thanjavur District - Technical Concurrence Issued - Forwarded for further action- Reg.

Reference:

1. Applicant SR Realtors Vide online application No: SWP/BPA/012879/2023 Dated:11.08.2023
2. G.O 79, Housing and Urban Development Department, Dated: 12.03.2020.
3. G.O 138, Housing and Urban Development Department, Dated 04.06.2004.
4. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O 01, Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O 53, Housing and Urban Development Department, Dated: 16.04.2018.
8. G.O.18, Municipal Administration and Water Supply Department, Dated: 04.02.2019.
9. G.O.16 Municipal Administration and Water Supply Department Dated: 31.01.2020.
10. G.O 18, Housing and Urban Development Department, Dated: 04.02.2019.
11. G.O 54, Housing and Urban Development Department, Dated: 12.03.2020.
12. Circular from the Director of Town and Country Planning, Roc No. 7486/2009/PA2, Dated:16.04.2009.
13. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 21075/2009/PA1,Dated:27-06-2012.
14. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 12201/2017/PA1, Dated:22-09-2017.
15. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 14227/2017/CP, Dated:14-12-2017.
16. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated:05.02.2020 and 14.08.2021
17. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 7963/2022/K2, Dated:23.04.2022.
18. Demand payment Request Letter, Dated: 15.09.2023.
19. Applicant SR Realtors demand remittance letter dated : 20.09.2023.

The Proposed Construction of Multi Dwelling Building (Affordable Housing) In Regularized Layout No. 14/2023 - Plot No.8,9,10 & Owner use site (Stilt + 5 Floor) with an extent of 858.97 sq.m in S.F No. 249/1A1pt of Govindapuram Panchayat & village, Thiruvidaimaruthur Panchayat Union & Taluk, Thanjavur District.

The application was processed as per the rules prevailing, records perused and Site inspection was conducted. With reference to the letter 18 cited, Demand was issued to the applicant on 15.09.2023 Applicant remitted the required fees and submitted remittance letter in this office on 20.9.2023.

Hence, The Proposed Construction of Multi Dwelling Building (Affordable Housing) in Regularized Layout No. 14/2023 - Plot No.8,9,10 & Owner use site (Stilt + 5 Floor) with an extent of 858.97 sq.m in S.F No. 249/1A1pt of Govindapuram Panchayat & village, Thiruvidaimaruthur Panchayat Union & Taluk, Thanjavur District.

Site approval from "ABCDE" has been granted as follows:

Site Area : 858.97 sq.m

Description	FSI Area in sq.m	Non FSI Area in sq.m	Total Area in sq.m
Stilt floor	-	**472.06**	**472.06**
First Floor	446.70	25.36	472.06
Second floor	446.70	25.36	472.06
Third floor	446.70	25.36	472.06
Fourth floor	446.70	25.36	472.06
Fifth floor	446.70	25.36	472.06
Head Room	-	23.09	23.09
TOTAL AREA	**2233.50**	**621.95**	**2855.45**
FSI = 2233.50 /858.97 = 2.60			

The site has been marked as "ABCDE" and the site approval and technical concurrence for the Air conditioned departmental store and workers rest hall Building has been accorded vide **SWP/DTCP/TNJ/R/BPA NO: 27/2023** with the following special condition/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 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 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 dated22.06.2017 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 / 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.

7. According to G.O No 18, Municipal Administration and Water Supply Department, Dated 04-02-2019 Construction continuation 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.

8. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act1974 for discharge of sewage.

9. As per G.O.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 9concerned local body should collect the 3% Market Land Value 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)

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.

Condition:

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 purpose 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 G.O.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 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.16 a display board of size 60cmx 120cm to be erected which shows site details, building details and municipality 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.

Special Conditions.

The applicant remitted the required fees given below for the Proposed Construction of Multi Dwelling Building (Affordable Housing).

Centage Charges for Land : Rs.300/- Dated: 20.09.2023
Centage Charges for Building : Rs.3500/- Dated: 20.09.2023
Display Board Charges :Rs.1500/- Dated: 20.09.2023
Infrastructure and Amenities Charges: Rs. 4,19,992 /- Dated: 20.09.2023
CC Charges: Rs.30,492 /-Dated: 20.09.2023
Security Deposit Charges: Rs.2,09,996 /-Dated: 20.09.2023
Premium FSI Charges :Rs.13,89,330/- Dated: 20.09.2023
Scrutiny Fees : Rs.6999/- Dated: 11.08.2023

The Proposed Construction of Proposed Construction of Multi Dwelling Building (Affordable Housing) (Stilt + 5 Floor) per Section 47A of Town and Country Planning Act 1971, the site approval and technical concurrence for the Commercial and Residential building has been accorded vide **SWP/DTCP/R/BP No: 27/2023** has been granted.

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

Encl:
Building Plan MapCopy:

1. S.R Realtors,
   BLOCK 2,Srivatham apartments,
   Madhurapuri nagar,
   Kalyanapuram,
   Veppthur,
   Thanjavur district-612105

2.The Chairman,
   Tamil Nadu Real Estate Regularity Authority,No.1A,
   CMDA Tower II,
   1st Floor, Gandhi Irwin Bridge Road,
   Egmore.

Document certified by Karthick Krishna P.
Signed by: Assistant Director
Location: Thanjavur
Date: 2023.10.09 10:43:35

99

கோவிந்தபுரம் ஊராட்சி மன்ற தலைவர் அவர்களின் நடவடிக்கைகள்

முன்னிலை : திரு.C. குமார், ஊராட்சி மன்ற தலைவர்

நா.க.எண்: 5 நாள்: 13-10-2023

பொருள் :

கட்டிடங்கள்- ஊராட்சி ஒன்றியம், திருவிடைமருதூர், கோவிந்தபுரம் ஊராட்சி கிராம புல எண் 249/1A1 Part, ல் வீடு கட்டிக்கொள்ள திரு. SR REALTORS, எஸ்.சீத்தாராமன் என்பவர்க்கு 5 வருட காலத்திற்கு அனுமதித்து உத்திரவு இடப்படுகிறது.

பார்வை:

1. G.O.Ms.NO.255.RD (C2)Dept dated 18-08-1997
2. Director of Rural Development Chennai D.O.Lr.No, 13210/97 pca-1 Dated: 15-09-1997
3. மனுதாரர் மனு நாள்: 13-10-2023
4. பலவகை ரசீது எண்:85633 தேதி: 13-10-2023

ஆணை:

திருவிடைமருதூர் ஊராட்சி ஒன்றியத்தைச் சார்ந்த கோவிந்தபுரம் ஊராட்சியில் புல எண் 249/1A1 Part, ல் வீடு கட்டிக்கொள்ள வரைபடம்.

SR REALTORS,
S.Seetharaman,
Block E2, Srivathsam Apartments,
Madhurapuri Nagar, Kalyanapuram,
Veppathur, Thanjavur 612105.

என்பவருக்கு 5 வருட காலத்திற்கு கீழ்காணும் நிபந்தனைகளுக்கு உட்பட்டு அங்கீகாரம் அளிக்கப்படுகிறது.

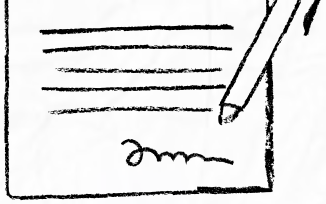
நிபந்தனைகள்:

1. இத்துடன் அனுப்பப்படும் வரைபடத்தில் கண்டுள்ளவாறு வீடு கட்டிக்கொள்ளலாம்.
2. இந்த உத்திரவு 13-10-2023 ம் தேதி முதல் அமலுக்கு வருகிறது.
3. இந்த உத்திரவு கிடைத்த 5 வருடத்திற்குள் வீடு கட்ட வேண்டும்.
4. 5 வருடத்திற்குள் வீடு கட்டி முடிக்கப்படாவிட்டால் மறுமுறை லைசென்ஸ் புதுப்பித்த பின்னர்தான் வீடு கட்டிக்கொள்ள வேண்டும்.
5. எக்காரணத்தைக் கொண்டும் கட்டிடம் மின்சார கம்பிகளுக்கு கீழ் அமையக்கூடாது.
6. மற்ற நிபந்தனைகள் 1997-ம் ஆண்டு ஊராட்சி கட்டிட விதிகளுக்குட்பட்டது.
7. மழைநீர் சேகரிப்பு தொட்டி கட்டப்பட வேண்டும்.
8. இத்துடன் அங்கீகாரம் அளிக்கப்பட்ட வரைபடம் இணைக்கப்பட வேண்டும்.

தலைவர்
கோவிந்தபுரம் ஊராட்சி

இணைப்பு : வரைபடம்

பெறுதல் : SR REALTORS,
S.Seetharaman,
Block E2, Srivathsam Apartments,
Madhurapuri Nagar, Kalyanapuram,
Veppathur, Thanjavur – 612105.



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

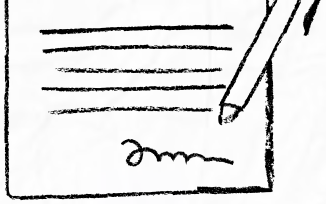
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate