

PP

APPROVAL RECORD

Planning Permission

Sivagangai 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,
SIVAGANGAI DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
PRESENT: A.SURESH.B.E.,ASSISTANT DIRECTOR
(TECHNICAL CLEARANCE)**

Online Building Plan Application – Planning Permission Application

Number: SWP/BPA/732855/2025, Dated on.27.01.2026

ROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (RETAIL SHOP) IN

Sivagangai District – Karaikudi Taluk- Karaikudi City Municipal corporation, Kalanivasal Village, S.F.No. 238/24E - Site extent of 4600.00 Sq.m - FSI Area: 5388.63 Sq.m - proposed construction of Commercial Building issue of – Technical clearance issued – Regarding

- Ref:
1. Applicant:Tmt.S.Chenthamarai Online Application Reference No.SWP/BPA/732855 /2025 Received Dated:18.12.2025
 - 2) Technical Concurrence issued by the Director of Town and Country Planning, Chennai vide Reference No.SWP/BPA/ 732855 /2025, Dated 04.02.2026
 - 3) G.O.138 Housing and Urban Development Department, Dated:04.06.2004
 - 4) Proceedings of the Director of Town and Country Planning ,Chennai Vide letter Roc No.8172/1997/MP2, Dated24.04.1997.
 - 5) G.O.86 Housing and Urban Development Department, Dated:28.03.2012
 - 6) G.O.85 Housing and Urban Development Department,Dated:16.05.2017.
 - 7) G.O.01 Housing and Urban Development Department, Dated:05.01.2021
 - 8) G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
 - 9) G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
 - 10) G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019.
 - 11) G.O.16,Department of Municipal Administration and Water Supply, dated: 31.01.2020
 - 12) G.O.53 Housing and Urban Development Department, Dated: 16.04.2018and G.O.18,Housing and Urban Development Department, Dated: 04.02.2019
 - 13) Circular from the Director of Town and Country Planning, RocNo.7486/2009 /PA2,Dated:16.04.2009.
 - 14) Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1,Dated:27.06.2012.
 - 15) Circular from the Director of Town and Country Planning, Vide Letter Roc.No.12201/2017/PA1, Dated:22.09.2017.
 - 16) Circular from the Director of Town and Country Planning, Chennai Vide Letter RocNo.14227/2017/CP,Dated:14.12.2017.
 - 17) 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.

- 18) Circular from the Director of Town and Country Planning, Roc No.7963/2022/K1, Dated:23.04.2022
- 19) District Officer, Tamil Nadu Fire and Rescue Services, PP NOC No: 7500/NOC /NMSB / 2026 Dated.22.1.2026
- 20) Demand payment Request Letter no: SWP/BPA/732855/2025, Dated:06.02.2026.
- 21) Applicant demand remittance letter no. SWP/BPA/732855/2025, dated:11.02.2026
- 22) District Town & Country planning, Sivagangai District ROC.No.1027/2025 SR-2, Date.11.12.2025 (Approved Layout No.LP/DTCP No.1174/90 - Land use Conversion for School to Commercial use)

ORDER

An application seeking Planning Permission for **THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (RETAIL SHOP) IN** Sivagangai District , Karaikudi Taluk- Karaikudi City Municipal corporation, Kalanivasal Village, S.F.No. 238/24E - Site extent of 4600.00 Sq.m - FSI Area: 5388.63 Sq.m

Hence, The Proposal was submitted to the Director of DTCP There after the Technical Clearance for the above said proposal has been issued by the Director of Town and Country Planning, Chennai under section 47 of Town and Country Planning Act 1971 vide 2nd cited reference and the boundary of the site has been marked as "A to D" and numbered as **B.P/DTCP No: 73/2026**

On the receipt of the requisite charges vide Reference No: 20 cited above Since, the boundary of the site has been marked as "A" to "D" having Building Planning Permission No: **B.P/DTCP (SIVAGANGAI DISTRICT) No:11/2026** and Duration of **Permission from 16.02.2026 to 15.02.2034 (8Years)** Planning Permission has been issued with the following general and special conditions.

SL.NO.	DESCRIPTION	FSI AREA in SQ.M	NON FSI AREA In SQ.M	TOTAL AREA In SQ.M
	BUILDING AREA DETAILS			
1	Basement Floor	106.72	2564.92	2671.64
2	Ground floor	2564.92	--	2564.92
3	First Floor	2564.92	--	2564.92
4	Terrace Floor	152.07	--	152.07
	TOTAL FLOOR AREA	5388.63	2564.92	7953.55
SITE AREA AS PER DOCUMENT = 4600.00 Sq.m				
FLOOR SPACE INDEX = 5388.63/4600 = 1.21 < 2.0				
CAR PARKING REQUIRED -72NOS CARPARKINGPROVIDED - 75NOS TWO WHEELER PARKING REQUIRED- 72NOS TWO WHEELER PARKING PROVIDED -75 NOS				

Conditions:

1. Solar Water Heating system and solar photo voltaic panels shall be installed as earmarked in the plan and as prescribed in Rule 44 of TNCDBR-2019.
2. Vehicle Parking stalls shall be properly earmarked in the site and be utilized for the purpose for which earmarked in the plan.
3. The open spaces shall be retained as earmarked in the plan.
4. No changes in the building for which concurrence conveyed shall be made without the permission of this department.
5. The rainwater harvesting system shown in the plan shall be properly installed / constructed and implemented as stipulated in GOMs.No.18 and 16 of Municipal Administration and Water Supply Department dated 04-02-2019 & 31-01-2020 respectively.
6. Mosquito's nets for the Wells and Over head tanks shall be installed.
7. Fire fighting equipment shall be installed in the appropriated places as prescribed by the Fire and Rescue Services Department.
8. The Prescribed taps shall be installed in the septic tanks as prescribed in the GO Ms.No. 41 of Municipal Administration and Water Supply Department dated 03-11-2004.
9. It is highly encouraged to use Fly ash bricks for the constructions as prescribed by the Environment and Forest Departments.
10. Copy of approved drawings and plans shall be displayed in the site during constructions by installing the display board of size 1200mm x 600mm.

Special Condition:

1. Planning Permission/Technical clearance/Concurrence is issued in accordance with the provisions of the Tamil Nadu Town and Country Planning, Act 1971 and its subsequent amendments and the rules made there under and does not cover the structural stability aspects including the safety during the constructions which are covered under the building rules under the Local bodies Act. It shall be the responsibility of the applicant / Developer/Registered professionals to ensure the adequacy of the structure and safety measures during the process of construction.
2. This office has not legally certified the title to the ownership by granting Planning Permission/ Technical clearance/ Concurrence. Only then entitlement to develop the land by the applicant alone is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer / seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
3. The Provisions in the G.O.(Ms)No.17, Housing and Urban development(UD(3)) Department dated:05.02.2016 relating to installation and use of solar energy system should be followed.

4. 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 if the building works Completion Certificate to obtain from this by the applicant.
5. Applicant should obtain consent from Tamil Nadu Pollution control Board under section 25 of the Water Act 1974 for discharge of sewage.
6. As per Tamil Nadu Combined Development and Building Rules 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 Registered 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.
7. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
8. **If any court case would be pending with reference to this proposal, The Technical Concurrence would be treated as INVALID.**
9. 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.
10. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by local authority if the construction is done with Additional / Deviation to the approved plan before Levy of the applicable Taxes.
11. Government Registered Electrical Contractor must be employed for wiring works during construction.
12. 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 plot. And under rule 9 concerned local body should collect the 3% Market value as Land Conversion Charges, before issuing the final approval

Head of Account:0217Urban Development-60 other Urban Development Schemes -800 Other Receipts - As Receipts under Land Use Conversion charges -27 Non Taxation Fees09 collections (DPC: 0217- 60-800-As 22709)

The fees/Charges collected from the applicant are as follows:

Scrutiny Fees	-	Rs.22808.00/-
Centage Charge for Building	-	Rs.3000.00/-
Centage for Land	-	Rs.300.00/-
Infrastructure and Amenities Charges	-	Rs. 1013320.00/-
Security Deposit Charges	-	Rs. 506660 .00/-
Display Board Charges	-	Rs.1500.00/-
CC Charges	-	Rs. 86427.00/-
Development Charges for Building	-	Rs. 40150.00/-
Development Charges for Land	-	Rs. 9200.00/-
Flag Day Fund	-	Rs.10000.00/-
OSR Charges	-	Not Applicable
Shelter Fund	-	Rs.57360.00/-

Hence, the proceedings of the Technical Clearance along with drawings are forwarded here with. The local authority shall accord permission / approval after collecting requisite fees /charges as applicable and the copy of the approval issued to the applicant shall be forwarded to this office through e-mail id:dtcpsvga@gmail.com for record.

Assistant Director
District Town and country planning,
Sivagangai District

Encl: Building Plan Map

CopyTo:

1. The Commissioner
Karaikudi City Municipal corporation,
Karaikudi Taluk,
Sivagangai District
2. Tmt.S.Chenthamarai,
W/O.Thiru.Subramaniyan,
Door No:2/1/68, Aranthangi
Main Road,
Puduvayal,Karaikudi Taluk,
Sivagangai District - 630 108.

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

