

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 ,
DISTRICT TOWN AND COUNTRY PLANNING OFFICE ,
SIVAGANGAI DISTRICT**

**Present: Mr.Suresh. B.E.,
Online Building Plan Application**

Online Application No: SWP/BPA/783639/2026 Date.17.06.2026

Sir/ Madam

Subject: Business Office cum Residential Building - District Town and Country Planning office – Karaikudi Planning Area - Sivagangai District – Karaikudi Taluk – Karaikudi City Municipal Corporation - Subramaniyapuram - WARD-02, BLOCK NO:26, T.S.No:673, Plot No.7 (T.P.No.103/50) - At Extent of site having 1096.00 sq.m - The Proposed construction of Business Office cum Residential Building having FSI Area of 2166.61 Sq.m [STILT FLOOR+GF+FF+SF+TF]- Technical Clearance issued - Forwarded for Further action-Reg.

Reference:

1. Applicant Ms Jairam Property Developers Managing Partner RM Palaniappan online Building application No. SWP/BPA/0783639/2026, Dated.18.02.2026
2. No Objection certificate from the Station Officer, Fire and Rescue Department, Letter. No. **PP NOC No: 8573/NOC/NMSB/2026**, Dated:12.03.2026.
3. G.O.No.85, Housing and Urban Development Department Dated:16.05.2017.
4. G.O.No.18, Housing and Urban Development Department Dated:04.02.2019.
5. G.O.No.16, Department of Municipal Administration and Water Supply, Dated. 31.01.2020.

6. Circular from the Commissioner of Town and Country Planning, ROC No.7486/2009/PA2Dated16.04.2009.
7. Circular from the Commissioner of Town and Country Planning, ROCNo.12201/2017/PA1,Dated22.09.2017.
8. Circular from the Commissioner of Town and Country Planning, ROC No.14227/2017/CP,Dated14.12.2017.
9. G.O.No.166, Housing and Urban Development Department Dated.04.02.2019 (Insisting TNRERA Registration).
10. Circular from the Commissioner of Town and Country Planning, ROC No.19992/2011(1)/Special cell Dated:31.05.2018.
11. G.O.No.53, Housing and Urban Development Department Dated:14.06.2018.
12. G.O.138, Housing and Urban Development Department Dated:04.06.2004
13. Housing and Urban Development Department Dated.05.01.2021.
14. Circular from the Commissioner of Town and Country Planning, ROCNo.4367/2019/PA2Dated05.02.2020.
15. Principal Secretary, Housing and Urban Development Department ROCNo.8449/UD4(3)/2020-2,Dated23.09.2020.
16. Demand Payment Request Letter No. SWP/BPA/0783639/2026, Dated: 13.03.2026.
17. Applicant Ms Jairam Property Developers Managing Partner RM Palaniappan Business Office cum Residential Building Demand remittance letter Dated:09.06.2026.
18. G.o.No.115, Housing and Urban development department Dated:

Order:

With reference to the 1st Cited letter, Applicant has requested for the Approval of Proposed Construction of of "Business Office cum Residential Building" in Sivagangai District, Karaikudi Taluk, Karaikudi City Corporation, Subramaniyapuram, WARD-02, BLOCK NO:26, T.S.No:673, Plot No.7 (T.P.No.103/50) - At Extent of site having 1096.00 sq.m. The Proposed construction of "Business Office cum Residential Building" having FSI Area of 2166.61 Sq.m [STILT FLOOR + GF + FF + SF + TF]. The boundary of the site

has been marked as “A”to“D” having Building Planning Permission No: **BP/DTCP (SIVAGANGAI DISTRICT)No:25/2026** from 17-06-2026 to 16-06-2034 (8Years).Planning Permission has been issued With the following general and special conditions.

The Proposed Business Office cum Residential Building Area:

Area of Site – 1096.00 sq.m

S.N o.	FloorName	FSI Area (Sq.m)	Non-FSI Area (Sq.m)	Total Build up Area (Sq.m)	No.of Dewelling Units
1.	Stilt Floor Area Parking		638.20	638.20	-
2.	Ground Floor Area Business Office	617.77	-	617.77	
3.	First Floor Area Business Office	638.20	-	638.20	-
4.	Second Floor Area Business Office	638.20	-	638.20	-
5.	Third Floor Area Residential	272.44	-	272.44	04
6.	Head Room Area	-	72.76	72.76	-
7.	Total Area	2166.61	710.96	2877.57	04

- **FSI Area - 2166.61Sq.m.**

SPECIALCONDITIONS:

- 1.The Compound wall should be constructed around the periphery of the site area.
- 2.It is the responsibility of the builders to ensure safe bearing capacity of the

soil and adequacy of the foundation.

3. Conditions mentioned in the No Objection Certificates obtained from the Central and State Govt. Departments must be followed 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 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 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.
5. 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 of the Ownership by granting Technical Clearance or Planning Permission. Only the applicant's entitlement to develop 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 any dispute arises over the individual rights of the said property; they can settle it before the appropriate Competent Court. The Directorate of Town and Country Planning Department is not the suitable organization to decide 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 Tamil Nadu Government in G.O.Ms.No112, Housing and Urban Development Department dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) 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 in the Real Estate project with the Real Estate Regulatory Authority.
8. If any court case would be pending with reference to this proposal, the Technical concurrence would be treated as **INVALID**.
9. It is only the responsibility of the builders to ensure the stability of the Business Office cum Residential Building.
10. As per Rule No. 9(1) (f) of Tamil Nadu Combined Development and Building Rules 2019, Before the Commencement of the Building work at

site for which building permission has been granted, the owner shall with in the validity period of Building Permission give notice to the authority, of his intention to start the work at the building site in Form: 2 in Annexure – XIV. And also when the building construction reaches the Basement Level; Progress Certificate Form 3 should be submitted as per rule no.9 (2)(b).

11. According to G.O.No18 Department of Municipal Administration and Water Supply, 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 itself. After Completion of the building works at site, the Completion Certificate is to be obtained from this Department by the applicant. By getting this Completion Certificate only, the builder can have regular utility connections.

General Conditions:

1. The Planning Permission is valid for eight years from the date of issue. Period of Planning Permission will be from **17.06.2026 to 16.06.2034 (8Years)**
2. Solar Water Heating System should be installed in the Business Office cum Residential Building.
3. Parking as specified in the building should be utilized as it is in the approved Building plan.
4. The Openings shown on the plot should be fixed accordingly as seen on the plan sanctioned and mentioned therein.
5. The Proposed Construction of Business Office cum Residential Building should be built without change of use or any deviations. If any deviations/additions or changes in plan is required, revised plans shall be submitted and new Planning Permission should be obtained. In case of failure, action will be taken under section 56 of Tamil Nadu Town and country planning Act 1971.
6. Rain water harvesting facilities as shown in the Approved building plan must be implemented as per G.O. No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
7. Builder should provide adequate drinking water facility and a separate vehicle should be used to discharge the sewage water from the Proposed construction of Business Office cum Residential building by his own expenses.
8. Fire prevention and fire fighting equipment should be provided in the Business Office cum Residential building as required by law.

9. As per G.O. No.341, Department of Municipal Administration and Water Supply, Dated:03.11.2004,“U”Trap should be installed in septic tank.
10. Fly ash Bricks and Materials should be used in the Business Office cum Residential building as per Environment and Forest Department Notification.
11. After issuing Final Approval, the original copy of the approved plan and the copy of the Proceedings shall be sent to the Owner and the copy of the same should be sent to the Assistant Director of Town and Country Planning Office, Sivagangai district.
12. As per G.O.No. 17, Housing and Urban Development Department, Dated: 05.02.2016, Solar Photo Voltaic Panels should be installed at least 1/3 of the upper floor area for one Kilowatt of electricity.
13. Building final Approval order should be obtained from The Commissioner, Karaikudi City Municipal Corporation.
14. If any of the details given in the application for Planning Permission is found to be incorrect, this order will be cancelled and legal action will be taken.
15. Government Registered Electrical Contractor must be employed for wiring works during construction.
16. The concerned Local Body should ascertain whether there are any pending court cases against the proposed site before issuing the final approval.
17. Closed Circuit Television Units (CCTV) shall be installed by the Owner of the Building as per the Annexure XXI of TNCDBR 2019.

Charges Paid Details

S. No	FeesDetails	Amount	Date
1	Scrutiny Fees	Rs.7,380.00/-	18.02.2026.
2	Centage Charge Land	Rs.300.00/-	23.03.2026
3	Centage Charge for Building	Rs.3,000.00/-	
4	CC Charges	Rs.30,976.00/-	
5	Display Board Charges	Rs.1,500.00/-	
6	Infrastructure & Amenities Charges	Rs. 4,07,396.00/-	
7	Development charge for building	Rs. 14,390.00/-	
8	Development charge for Land	Rs.2,224.00/-	
9	Security Deposit Charges	Rs.2,03,698.00/-	

Enclosure

Original Map and Condition-2sets

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

To:

The Commissioner,
Karaikudi Corporation,
Sivagangai District.

CopyTo:

Ms Jairam Property Developers Managing Partner
Thiru.RM Palaniappan,
Shyamala Towers No 136,Arcot Road,
Saligramam,Chennai-600093.

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
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Services we run
for you
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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

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OMR Thoraipakkam,
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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.

