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.

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PROCEEDINGS OF THE DEPUTY DIRECTOR/

ASSISTANT DIRECTOR (F.A.C),

DISTRICT TOWN AND COUNTRY PLANNING OFFICE,

SIVAGANGAI DISTRICT

Present: Mr.G.Purushothaman. B.E.,M.Plan.,

Online Application No:SWP/BPA/ 0822917/2026 Date. 01.10.2026

Sir/ Madam

Subject: Commercial Building – District Town and Country Planning office – Sivagangai District – Karaikudi Taluk – Karaikudi Local Planning Area – Karaikudi Municipal corporation – Railway Station Area TP Scheme Part –II, – Ward:3, Block:45, T.S.NO:1572/25 – Layout Approved No. L.P/DTCP No.47/85, Plot No.S.57 – Extent of 389.79 Sq.m (9.63 cent) – Approval of "Proposed construction of Professional Consulting Office" Building (BF+SF+FF+SF) having FSI area of 582.41 Sq.m – Technical Clearance issued – Forwarded for Further action–Reg.

Reference:

1. Applicant Tmt.J.Balamani, online Building application No. SWP/BPA/0822917/2026, Dated. 04.04.2026.
2. G.O.No.85, Housing and Urban Development Department Dated: 16.05.2017.
3. G.O.No.18, Housing and Urban Development Department Dated: 04.02.2019.
4. G.O.No.16, Department of Municipal Administration and Water Supply, Dated. 31.01.2020.
5. Circular from the Commissioner of Town and Country Planning, ROC No.7486/2009/PA2 Dated 16.04.2009.
6. Circular from the Commissioner of Town and Country Planning, ROCNo.12201/2017/PA1, Dated22.09.2017.

7. Circular from the Commissioner of Town and Country Planning, ROC No.14227/2017/CP, Dated14.12.2017.
8. G.O.No.166, Housing and Urban Development Department Dated.04.02.2019 (Insisting TNRERA Registration).
9. Circular from the Commissioner of Town and Country Planning, ROC No.19992/2011(1)/Special cell Dated: 31.05.2018.
10. G.O.No.53, Housing and Urban Development Department Dated:14.06.2018.
11. G.O.138, Housing and Urban Development Department Dated:04.06.2004
12.
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. The District Officer, Tamilnadu Fire and Rescue Services Sivagangai District Letter PP NOC No: 9692/NOC/NMSB/2026 Dated.08.05.2026
17. Demand Payment Request Letter No. SWP/BPA/0822917/2026, Dated: 22.09.2026.
18. Applicant Tmt.J.Balamani, Commercial Building, Demand remittance letter Dated: 30.09.2026.

Order:

With reference to the 1st Cited letter, Applicant has requested for the Approval of Proposed Construction of Commercial Building" in Sivagangai District, Karaikudi Taluk, Karaikudi LPA, Karaikudi Corporation, Railway Station Area TP Scheme Part –II, Ward:3, Block:45, T.S.NO:1572/25, Layout Approved No. L.P/DTCP No.47/85, Plot No.S.57 – Extent of 389.79 Sq.m (9.63 cent) – Approval of "Proposed construction of Professional Consulting Office" Building (BF+SF+FF+SF) having FSI area 582.41 Sq.m.

After the necessary fees collected from the applicant vide reference No.17, the boundary of the site has been marked as "A"to"D" having Building Planning Permission No:**BP/DTCP(SIVAGANGAIDISTRICT)No: 42/2026** from date of E–sign to Eight years. Planning Permission has been issued With the following general and special conditions.

The Proposed Commercial Building Area:

Area of Site – 389.79 sq.m

S.No.	Floor Name	FSI Area (Sq.m)	Non–FSI Area (Sq.m)	Total Build up Area (Sq.m)
1.	Basement Floor Area (store room)	132.84	–	132.84
2.	Stilt Floor Area	31.51	177.52	209.03
3.	First Floor Area	209.03	–	209.03
4.	Second Floor Area	209.03	–	209.03
5.	Head Room Area	–	36.73	36.73
	Total Area	**582.41**	**214.25**	**796.66**

- **FSI Area – 582.41 Sq.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 arisesover the individual rights of the said property; they can settle it before theappropriate 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,HousingandUrbanDevelopment(UD4(3)) Department dated: 05.02.2016 relating to installation and use of SolarEnergy Systemshouldbe 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 toadvertise, Market, book, sell or offer for sale or invite persons to purchase inany 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 Clearance would be treated as **INVALID**.
9. It is only the responsibility of the builders to ensure the stability of the

Commercial Building.

10. As per Rule No. 9(1) (f) of Tamil Nadu Combined Development and BuildingRules 2019, Before the Commencement of the Building work at site for which building permission has been granted, the owner shall within the validity period of Building Permission give notice to the authority, of his intention to start thework 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. AccordingtoG.O.No18Department 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 thetime 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 regularutility connections.

GeneralConditions:

1. The Planning Permission is valid for eight years from the date of issue. Period of Planning Permission will be from **date of E–sign to 8Years.**
2. Solar Water Heating System should be installed in the Commercial Building.
3. Parking as specified in the building should be utilized as itis 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 Commercial Building should be built without changeof 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 Commercial building by his own expenses.

8. Fire prevention and fire fighting equipment should be provided in the Commercial building as required by law.

9. As per G.O. No.341, Department of Municipal Administration and Water Supply, Dated: 03.11.2004,"U"Trapshould be installed in septic tank.

10. Fly ash Bricks and Materials should be used in the Commercial 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 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 TNCDBR2019.

ChargesPaidDetails

S. No	FeesDetails	Amount	Date
1	Scrutiny Fees Online	Rs. 1676.00/-& Rs. 1000/-	04.04.2026& Challan date.01.10.2026
2	Centage Charge Land	Rs. 300.00/-	30.09.2026
3	Centage Charge for Building	Rs. 3500.00/-	
4	CC Charges	Rs. 8611.00 /-	
5	Display Board Charges	Rs.1,500.00/-	
6	Infrastructure & Amenities Charges online	Rs. 1,01,520.00/-	
7	Development charge for building	Rs 4000.00 /-	
8	Development charge for Land	Rs. 800.00 /-	
9	Security Deposit Charges online	Rs. 50760.00 /-	

Deputy Director / Assistant Director(FAC),
District Town and Country Planning Office,
Sivagangai District.

Enclosure

Original Map and Condition-2sets

To:

The Commissioner,
Karaikudi Corporation,
Sivagangai District.

CopyTo:

Tmt.J.Balamani ,
W/o.Thiru.Jayapalan,
253, K.Rayapuram, Thirumayam Taluk,
Pudukkottai District - 622 209

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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 suite
/landlens/one

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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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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.