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 ASSISTANT DIRECTOR,
SIVAGANGAI DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
Date:09.09.2026

r.G.Purushothaman. B.E.,M.Plan., DEPUTY DIRECTOR / ASSISTANT DIRECTOR(FAC)
(TECHNICAL CLEARANCE)

g Plan Application Number:SWP/BPA/0927201/2026, Dated on.14.08.2026.

ROPOSED CONSTRUCTION OF R.C.C ROOF PROFESSIONAL CONSULTING (OFFICE) BUILDING - District Town and Country planning Office, Sivagangai District, in the Land bearing in WARD:3 BLOCK:20, T.S.NO:531/1, Sekkalai Road, Karaikudi City Municipal Corporation, KaraikudiTaluk-Sivagangai District issue of - Revised Technical clearance issued – Regarding.

Ref: 1) Applicants Gnaneshwaran and Devan, Online application No. SWP/BPA/0927201/2026, Dated on:14.08.2026

2) Proceedings of the District Town and Country Planning, Sivagangai Vide letter Roc No. SWP/BPA/654761/2025, Dated.16.09.2025.

3)Commisoner, Karaikudi Corporation Letter No.6165/2026/F1, Date:02.09.2026.

4) G.O.138 Housing and Urban Development Department,Dated:04.06.2004

5) Proceedings of the Director of Town and Country Planning, Chennai Vide letterRocNo.8172/1997/MP2Dated24.04.1997.

6) G.O.86 Housing and Urban DevelopmentDepartment,Dated:28.03.2012

7) G.O.85 Housing and Urban Development Department,Dated:16.05.2017.

8) G.O.01 Housing and Urban Development Department,Dated:05.01.2021

9) G.O.53 HousingandUrbanDevelopmentDepartment,Dated:16.04.2018

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: 16.04.2018 and G.O.18, Housing and Urban Development Department, Dated:04.02.2019

13) G.O.16 Department of Municipal Administration and Water Supply, dated:31.01.2020

14) G.O.54, Housing and Urban Development Department, Dated: 12.03.2020

15) CircularfromtheDirectorofTownandCountryPlanning,RocNo.7486/2009 /PA2,Dated:16.04.2009.

16) CircularfromtheDirectorofTownandCountryPlanning,VideLetterRocNo.21075/2009/PA1, Dated:27.06.2012

15) CircularfromtheDirectorofTownandCountryPlanning,VideLetterRocNo.12201/2017/PA1,Dated:22.09.2017.

17) CircularfromtheDirectorofTownandCountryPlanning,ChennaiVideLetterRocNo.14227/2017/CP, Dated:14.12.17

18) CircularfromtheDirectorofTownandCountryPlanning,ChennaiVideLetterRocNo.4367/2019/BA2, Dated:05.02.2020and14.08.2021.

19) CircularfromtheDirectorofTownandCountryPlanning,RocNo.7963/2022/K1,Dated:23.04.2022

20) Demand payment Request Letter no: SWP/BPA/654761/2025, Dated:08.10.2025 & SWP/BPA/0927201/2026, Dated:08.09.2026.

21) Applicant demand remittance letter no. SWP/BPA/654761/2025, Dated:08.10.2025 , 09.10.2025 & SWP/BPA/0927201/2026, dated:08.09.2026.

22) The District Officer, Fire and Rescue Department, Sivagangai, PP NOC No: 3434 /NOC/NMSB/2025 Date.07.07.2025.

ORDER

An application seeking Revised Planning Permission for the **THE PROPOSED CONSTRUCTION OF R.C.C ROOF PROFESSIONAL CONSULTING (OFFICE) BUILDING** in the land bearing in the land bearing WARD:3 BLOCK:20, T.S.NO:531/1, Sekkalai Road, Karaikudi City Municipal Corporation, Karaikudi Taluk- Sivagangai District was received through online portal of this department vide reference first cited above and processed duly following the parameters and procedure laid down in the Tamil Nadu Combined Development Building Rules, 2019 and the building parameters were observed/assessed as detailed below.

		Existing Approvel			Revised Approvel		
SL.NO.	**DESCRIPTION**	**FSI AREA**	**NON FSI AREA TOTAL AREA**	**TOTAL AREA**	**FSI AREA**	**NON FSI AREA TOTAL AREA**	**TOTAL AREA**
1.	SEMI BASEMENT FLOOR	--	613.18	613.18		**594.15**	**594.15**
2.	GROUND FLOOR	613.18	--	613.18	**594.15**		**594.15**
3.	FIRST FLOOR	613.18	--	613.18	**594.15**		**594.15**
4.	LIFT ROOM	--	--	--		**11.90**	**11.90**
5.	HEAD ROOM	--	33.92	33.92		**33.92**	**33.92**
	TOTAL FLOOR AREA	1226.36	647.10	1873.46	**1188.30**	**639.79**	**1828.27**
SITE AREA AS PER DOCUMENT= 987.10 SQ.M							
FLOOR SPACE INDEX =1.20>2.0							
CAR PARKING REQUIRED -10 NOS CAR PARKING PROVIDED -11 NOS TWO WHEELER PARKING REQUIRED- 36 NOS TWO WHEELER PARKING PROVIDED- 36 NOS							

Revised Technical Clearance for the **THE PROPOSED CONSTRUCTION OF R.C.C ROOF PROFESSIONAL CONSULTING (OFFICE) BUILDING**, with the site boundaries earmarked as "A –E "and the Technical Clearance has been issued under section 47(A) of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP (SIVAGANGAI DISTRICT) No:23 /2025 (**Revises to Approval No. B.P/DTCP (SIVAGANGAI DISTRICT) No:38 /2026**) has been accorded the following conditions and special conditions.

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 Municipl Administration and Water Supply Department dated 04-02-2019 &31-01- 2020respectively.

6. Mosquito's nets for the Wells and Over head tanks shall be installed.

7. Fire fighting equipments hall 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 Departmentdated03-11-2004.

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 size1200mm 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 it subsequent amendments and the rules made there under and does not cover th structural stability aspects including the safety during the constructions which are covered under the building rules under the Local bodies Act. It shall be there sponsibility of the applicant / Developer / Registered professionals to ensure the adequacy of the structure sand 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 the 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 as certain theownership 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 syste 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 unde section 25 of the Water Act 1974 for discharge of sewage.

6. As per Tamil Nadu Combined Development and Building Rules 11. The Permissio 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.

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 ad 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 plots. And under rule 9 concerned local body should collect the 3 % Market Land value as Land Conversion 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 Fees09 collections (DPC: 0217- 60-800-As 22709)

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

		Previous Approvel	Revised Approval
Scrutiny Fees		Rs. 3934 /-	Rs. 3366 /-
Centage Charge for Building		Rs.1000.00	Rs. 100 /-
Centage for Land		Rs.300.00/-	Rs. 100 /-
Infrastructure and Amenities Charges		Rs.230676.00/-	Rs. 100 /-
Security Deposit Charges		Rs.115338/-	Rs. 100 /-
Display Board Charges		1500.00/-	Rs. 1500 /-
CC Charges		Rs. 20665.00/-	Rs. 100 /-
DevelopmentCharges for Building		Rs.9600.00/-	Rs. 100 /-
Development Charges for Land		Rs.1976.00/-	Rs. 100 /-
Flag Day Fund		Rs.10000.00/-	Rs.3000.00/-
OSR Charges		Not Applicable	Not Applicable
Shelter Fund		Not Applicable	Not Applicable

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.

Deputy Director /Assistant Director(FAC)
District Town and country planning,
Sivagangai District.

Encl: Building Plan Map

CopyTo:

1. The Commissioner
   Karaikudi City Municipal corporation
   KaraikudiTaluk,
   Sivagangai District.

2. Gnaneshwaran and Devan,
   No.4,Subramaniyapuram 7th street
   Karaikudi, Sivagangai – 630001.

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

Verified RealEstate™

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.