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:01.10.2026

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

Online Building Plan Application Number:SWP/BPA/0939205/2026,

Construction of HOTEL BUILDING (COMMERCIAL) - District Town and Country planning Office trict - in the Landbearing in T.S NO 506 (OLD T.S NO 15Pt), WARD-3, BLOCK NO:11- MunicipalCorporation-KaraikudiTaluk- Sivagangai District(FSI Area.3586.31Sq.M) issue of - Technical clearance issued –Regarding.

Ref: 1)ApplicantsMr.A.Sathappan, Online application No. SWP/BPA/0939205/2026, Dated on:31.08.2026
2) G.O.138 Housing and Urban Development Department,Dated:04.06.2004
3) Proceedings of the Director of Town and Country Planning, Chennai Vide letterRocNo.8172/1997/MP2Dated24.04.1997.
4) G.O.86 Housing and Urban DevelopmentDepartment,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 HousingandUrbanDevelopmentDepartment,Dated:16.04.2018
8) G.O.18,Department of Municipal Administration and Water Supply,Dated:04.02.2019.
9) G.O.16,Department of Municipal Administration and Water Supply,dated:31.01.2020
10) G.O.53 Housing and Urban Development Department, Dated: 16.04.2018and G.O.18, Housing and Urban Development Department, Dated:04.02.2019
11) G.O.16 Department of Municipal Administration and Water Supply, dated:31.01.2020
12) G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
13)G.O.149, Housing and Urban Development Department (UD-1(1)), Dated: 31.07.026.
14) CircularfromtheDirectorofTownandCountryPlanning,RocNo.7486/2009/PA2,Dated:16.04.2009.
15) CircularfromtheDirectorofTownandCountryPlanning,VideLetterRocNo.21075/2009/PA1, Dated:27.06.201216)
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) CircularfromtheDirectorofTownandCountryPlanning,RocNo.7216/2024/TCP-5, Dated:17.08.2026.
21) Demand payment Request Letter no: .SWP/BPA/0939205/2026, Dated:29.09.2026.
22) Applicant demand remittance letter no. .SWP/BPA/0939205/2026, dated:29.09.2026.
23) The District Officer, Fire and Rescue Department, Sivagangai, PP NOC No: 12303 /NOC/NMSB/2026, Date.12.09.2026.

ORDER

An application seeking Planning Permission for the**Proposed Construction of HOTEL BUILDING (COMMERCIAL),** Sivagangai District in the Land bearing in T.S NO 506 (OLD T.S NO 15Pt), WARD-3, BLOCK NO:11, Karaikudi City Municipal Corporation, KaraikudiTaluk, Sivagangai District was received through online portal of this department videreference first cited above and processed duly following the parameters and procedure laid down inthe Tamil Nadu Combined Development Building Rules, 2019 and the building parameters wereobserved/assessed as detailed below.

Site Area:1586.50Sq.M.(As per Patta)

SL.NO.	DESCRIPTION	FSI AREA	NON FSI AREA	TOTAL AREA
1.	Basement Floor Area (Parking)	--	724.77	724.77
2.	Ground Floor Area (Reception & Dinning)	721.83	--	721.83
3.	First Floor Area (Rooms)	716.12	--	716.12
4.	Second Floor Area (Rooms)	716.12	--	716.12

5.	Third Floor Area (Rooms)	716.12	--	716.12
6.	Fourth Floor Area (Rooms)	716.12	--	716.12
7.	Head Room Area	--	78.75	
	TOTAL FLOOR AREA	**3586.31**	**803.52**	**4389.83**

F.S.I = 3586.31/ 1581.60 = 2.268 > 2

Technical Clearance for the **Proposed Construction of HOTEL BUILDING (COMMERCIAL),**with the site boundaries earmarked as "A –F"and the Technical Clearance has been issuedunder section 47(A) of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP(SIVAGANGAIDISTRICT) No:43/2026**and Duration of Permission from **01.10.2026 to 30.09.2034(8Years)**hasbeen accorded the following conditions and special conditions.

Conditions:

1. Solar Water Heating system and solar photo voltaic panels shall be installed asearmarked 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 thepurpose 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 thepermission 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 MunicipIAdministration 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 bythe Fire and Rescue Services Department.

8. The Prescribed taps shall be installed in the septic tanks as prescribed in the GO Ms.No41 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 theEnvironment and Forest Departments.

10. Copy of approved drawings and plans shall be displayed in the site duringconstructions by installing the display board of size1200mm x 600mm Special Condition:

1. Planning Permission / Technical clearance / Concurrence is issued in accordance withthe provisions of the Tamil Nadu Town and Country Planning, Act 1971 and itsubsequent amendments and the rules made there under and does not cover thstructural stability aspects including the safety during the constructions which arecovered under the building rules under the Local bodies Act. It shall be theresponsibility of the applicant / Developer / Registered professionals to ensure theadequacy 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 PlanningPermission / Technical clearance / Concurrence. Only the entitlement to develop theland by the applicant alone is verified through the documents uploaded in the webportal. 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 notthe 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 systeshould be followed.

4. According to G.o.No.18, Municipal Administration and Water Supply DepartmentDated: 04.02.2019 construction Continuation certificate should be obtained from thisoffice for the Planning Permission approved building at the time of Plinth Level andLast Story itself. After completion if the building works Completion Certificate to obtainfrom this by the applicant.

5. Applicant should obtain consent from Tamil Nadu Pollution control Board undesection 25 of the Water Act 1974 for discharge of sewage.

6. As per Tamil Nadu Combined Development and Building Rules 11. The Permissiogranted by the competent authority shall not mean responsibility or clearance of thefollowing 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 asthe 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 Clearance would be cancelled without intimation to the applicant.

8. If any court case would be pending with reference to this proposal, The Technical Clearance would be treated ad INVALID.

9. The Applicant /developer and also the architects / Licensed Surveyors and thestructural engineer associated with the development shall ensure that developmentsshall be structurally sound and adequate safety measures are taken during the processof construction.

10. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country PlanningAct 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 worksduring construction.

12. As per G.o.79 Housing and Urban Development Department, dated:04.05.2017, in caseof non-planned area rule 3 it has been requested to collect Rs.1000/- as scrutiny feefor each plots. And under rule 9 concerned local body should collect the 3 % MarketLand 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:

Scrutiny Fees		Rs. 11153 /-
Centage Charge for Building		Rs.1600/-
Centage for Land		Rs.300.00/-
Infrastructure and Amenities Charges		Rs.674356.00/-
Security Deposit Charges		Rs.337180/-
Display Board Charges		1500.00/-
CC Charges		Rs.47250/-
DevelopmentCharges for Building		Rs.21950.00/-

Development Charges for Land		Rs.3174.00/-
Flag Day Fund		Rs.5000.00/-
OSR Charges		Not Applicable
Shelter Fund		Rs.108450.00/-
Premium FSI Charges		Rs.3271440.00/-

Hence, the proceedings of the Technical Clearance along with drawings are forwardedhere 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 forwardedto 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. Mr.A.Sathappan,
   D.No.11/15, Mani Raja Anna Garden,
   Krishna Colony Extension,
   Singanallur,
   Coimbatore-641 005.

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.