

PP

APPROVAL RECORD

Planning Permission

Tenkasi

Tenkasi 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,
TRICT TOWN AND COUNTRY PLANNING OFFICE,
TENKASI DISTRICT**

Present: Tmt.S.NANTHINI. B.E.,

Online Building Plan Application

Online Application No: SWP/BPA/222479/2024

Date.27.09.2024

Sir/ Madam

Subject:

Institutional Building - DTCP - Tenkasi District - Kadayanallur Taluk – Puliyangudi Municipality/Village – Ward : F, Block No : 12, T.S.No: 42/1B, 42/2A, 42/2B, 43/1B, 43/9 Part, 43/10, 43/11part , 48/7B and 48/8 (Old Survey No: 570/1A1part, 570/2, 571/9part, 571/10, 571/11part, 583/3Bpart, 583/4Apart, 583/4B1part, 583/4B2, 571/1) – an extent of 8878.00 sq.m having FSI Area of 10711.73 Sq.m - Already approved - Now additional site area has been added with already approved site area in Puliyangudi Municipality/Village, Ward : F, Block No : 12, T.S.No: 48/9 (583/4Apart, 583/4B1part and 583/3B part) put together total extent of 11483.00 Sq.m having Proposed additional FSI Area of 5622.81 Sq.m – Total FSI Area: 16334.54 Sq.m - Technical Clearance issued - Forwarded for Further action - Reg.

Reference:

1. Applicants Thiru.V.Antonyamy and 4 others, Thangammal memorial social welfare trust, online Building application No. SWP/BPA/222479/2024, Dated.13.05.2024.
2. The Assistant Director, Tenkasi District, Inspection Report of Online Application No. SWP/BPA/222479/2024, Dated: 21.05.2024.
3. Technical clearance issued by the Director, Directorate of Town and Country Planning, Chennai, wide online letter No. SWP/BPA/222479/2024, Dt.20.09.2024.

4. Applicants Thiru.V.Antonymsamy and 4 others, Thangammal memorial social welfare trust, online Building application No. SWP/BPA/144703/2024, Dated.28.02.2024.
5. Technical Concurrence issued by the Director of Town and Country Planning, Chennai vide Reference No: SWP/BPA/144703/2024, Dated 19.03.2024.(Approval No.B.P./DTCP:144/2024.)
6. The Assistant Director, Tenkasi District Town and Country Planning Office proceeding No. SWP/BPA/144703/2024, Dated: 26.03.2024.
7. G.O.No.194, Housing and Urban Development Department, Dated: 28.11.2012.
8. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
9. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017 .
10. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
11. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019
12. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
13. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
17. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
18. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
19. G.O. (2D) No.194, Housing and urban development department, dated.28.11.2012.
20. Proceeding of the Town and Country Planning Deputy Director(i/c), Tirunelveli Region, Tirunelveli Na.Ka.No.2355/2013 TVL3, Dated.19.09.2013.

21. Extract of the 33rd Empower committee (EC) Meeting minutes, Agenda No.6, Dated.30.08.2016.
22. Proceeding of the Commissioner(i/c), Directorate of Town and Country Planning, Chennai, Na.Ka.No.8883/2016 BA1, Dated.18.10.2016.
23. Proceeding of the Town and Country Planning Deputy Director(i/c), Tirunelveli Region, Tirunelveli Na.Ka.No.2582/2015 TVL3, Dated.19.09.2013.
24. The Joint Director/Assistant Director (F.A.C), Tenkasi District, Inspection report of online Application No. SWP/BPA/144703/2024, Dated:02.03.2024.
25. District Officer, Fire and rescue services, Tenkasi District NOC.L. Dis.No:1356/A/2023, Dated: 23.02.2023.
26. Directorate of Town and Country Planning proceeding Na.Ka. No:8883/2016/BA1, Dated: 08.10.2016.
27. Deputy Director(i/c), Tirunelveli Region proceeding Na.Ka. No:2582/2015/Tvl3, Dated:09.03.2017.
28. District Officer, Fire and rescue services, Tenkasi District NOC. O.mu.No:5374/A/2024, Dated: 09.08.2024.
29. Demand Payment Request Letter, Dated .25.09.2024.
30. Applicants Thiru.V.Antonyamy and 4 others, Thangammal memorial social welfare trust, Demand remittance letter , Dated.26.09.2024 and 27.09.2024.

Order:

With reference to the 1st Cited letter, the applicant has requested for the approval of Additional construction of College and Hostel building in addition to the Technical approval has already been issued in the reference 5th cited for an FSI Area of 10711.73 Sq.m in a site area 8878.00 sq.m at TS.No: 42/1B, 42/2A, 42/2B, 43/1B, 43/9 Part, 43/10, 43/11part , 48/7B and 48/8 (Old Survey No: 570/1A1part, 570/2, 571/9part, 571/10, 571/11part, 583/3Bpart, 583/4Apart, 583/4B1part, 583/4B2, 571/1), Ward : F, Block No : 12, Puliyangudi Municipality/Village, Kadayanallur Taluk, Tenkasi District.

Now an additional site area has been added to the already approved site area at Puliankudi Municipality/Village, Ward : F, Block No : 12, TS.No: 48/9 (583/4A part, 583/4B1 part and 583/3B part) put together total site area of 11483.00 Sq.m with a proposed additional FSI area of 5622.81 Sq.m, total put together FSI area of 16334.54 Sq.m.

The said proposal was submitted to the Director, DTCP, Chennai, thereafter the technical clearance was issued vide reference no. 3 by the Director DTCP, Chennai for the revised approval of the Institutional building, under section 47A of Town and Country Planning Act 1971 and the boundary of the site has been marked as “1 to 39” and numbered as B.P/DTCP No: 459/2024.

On the receipt of the requisite charges vide Reference No: 29 cited above and the special condition mentioned in the reference cited 3 the Fire NOC for the said survey numbers are received from the applicant vide reference no.25 and 28. Then the Planning Permission issued for the above proposal and numbered as **BP/TDTCP No: SWP/18/2024** from 27.09.2024 to 26.09.2032 (8 Years). Planning Permission has been issued with the following general and special conditions.

The Institutional Building Area Details:
Area of the Site - 11483.00 Sq. m

Details	FSI	Non FSI	Total Built-up area
Block-V (Physiotherapy college)			
Ground Floor	379.67	-	379.67
First Floor	379.67	-	379.67
Second Floor	379.67	-	379.67
Third Floor	379.67	-	379.67
Fourth Floor	379.67	-	379.67
Head Room	-	27.79	27.79

Details	FSI	Non FSI	Total Builtup area
Block-VI (Girls Hostel)			
Ground Floor	440.66	-	440.66
First Floor	440.66	-	440.66
Second Floor	440.66	-	440.66
Third Floor	440.66	-	440.66
Fourth Floor	440.66	-	440.66
Head Room	-	50.98	50.98
Block-VII (Boys Hostel)			
Ground Floor	384.04	-	384.04
First Floor	384.04	-	384.04
Second Floor	384.04	-	384.04
Third Floor	184.52	-	184.52
Fourth Floor	184.52	-	184.52
Head Room	-	23.20	23.20
Total Area	5622.81	101.97	5724.78

- Already approved FSI Area - 10711.73 Sq.m
- Proposed FSI Area - 5622.81 Sq.m
- Total FSI Area - 16334.54 Sq.m
- FSI Achieved- 1.42

SPECIAL CONDITIONS:

1. The OSR-1 'A to D' having an area of 430.17 Sq.m and OSR-2 'A1 to F1' having an OSR area of 734.00 Sq.m and Total OSR Area 1164.17 Sq.m (10.13%) shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1).
2. As per affidavit submitted by the applicant, the canteen & baby shop, power room, Toilet block, Office block, labour toilet, kitchen block and compound wall between scan center and residential building should be demolished.
3. Applicant should follow the conditions stipulated in Existing approval SWP/BPA/144703, B.P/DTCP No.144/2024, dated:19.03.2024 issued by DTCP.
4. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
5. Conditions mentioned in the No Objection Certificates obtained from the Central and State Govt. Departments must be followed scrupulously.
6. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules of Tamil Nadu combined development and building rules, 2019 (TNCD&BR,2019). Planning Permission is issued subject to the condition that the applicant/developer and also the architect/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 as prescribed TNCD & BR,2019.

7. The Town and Country Planning Department is not legally certifying the title to the ownership by granting this technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant is above verified for the applicant's entitlement to develop in the site.

If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this.

8. 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.

9. 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.

10. 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.

11. If any court case would be pending with reference to this proposal, the technical concurrence would be treated as **INVALID**.
12. It is only the responsibility of the builders to ensure the stability of the Building.
13. 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 within 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).
14. According to G.O No 18 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 **27.09.2024 to 26.09.2032 (8 Years)**
2. Solar Water Heating System should be installed in the additional Institutional 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 Institutional 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 /Technical clearance 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 additional Institutional Building by his own expenses.
8. Fire prevention and firefighting equipment should be provided in the proposed construction 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 additional Institutional 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, Tenkasi.
12. G.O. 17, Housing and Urban Development Department, dated: 05.02.2016, Solar Photo Voltaic Panels should be installed for 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, Puliangudi Municipality.
14. If any of the details given in the application for Planning Permission /Technical clearance 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 issue of 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.
18. 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 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 fees - 09 Collections (DPC: 0217-60-800-AS 22709)

Charges Paid Details

S. No	Fees Details	Amount in Rs	Date
1.	Scrutiny Fees	12923	13.05.2024
2.	Centage Charge for building through Challan	7000	27.09.2024
3.	Centage Charge for building	7000	26.09.2024
4.	Centage Charge for Land	3600	
5.	CC Charges	61888	
6.	Display Board Charges	1500	
7.	Security Deposit Charges	532980	
8.	Shelter Charges	146850	

9.	Development charge for Building	57500	
10.	Development charge for Land	45960	

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

Enclosure

Original Map and Condition – 2 sets

To:

The Commissioner,
Puliyangudi Municipality,
Tenkasi District.

Copy To:

Thiru.V.Antony samy and 4 others,
Thangammal Memorial social welfare trust,
53, West Car Street,
Chinthmani Village,
Puliyangudi,
Tenkasi District – 627 855.



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.

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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.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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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

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



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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,
Chennai 600 097, India
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.

