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APPROVAL RECORD

Planning Permission

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
DISTRICT TOWN AND COUNTRY PLANNING OFFICE– TENKASI DISTRICT

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

Online Building Application



Application Number– SWP/BPA/740419/2026

Dated: 16.04.2026

Subject: Commercial Building– HACA– District Town and Country planning – Tenkasi District – Tenkasi Taluk– Tenkasi Municipality/ Village – Ward No: B – Block No 14– T.S. Nos. 49, 50, 51, 52 and 53 – The site extent of 750.00 Sq.m – Proposed Commercial Building having FSI Area of 533.25 Sq.m –Technical clearance issued –forwarded for further action – Reg.

Reference:

1. Applicant Thiru.Navaneethakannan online application No SWP/BPA/740419/2026 Dated: 02 .01.2026
2. Principals Chief Conservator of Forests (Head of Forest Force), Chennai NOC letter No K.Dis.No.HOTNFD/4687/2025–TS–4, Dated: 27.02.2026
3. District Officer, Tamilnadu Fire and Rescue Services, NOC Letter PP NOC No.8692/NOC/NMSB/2026 Dated 20.03.2026.
4. G.O(M. s) No. 46, Housing and Urban Development (UD4(1)) Department Dated:24.02.2026
5. G.O(M. s) No. 44, Housing and Urban Development (TC–II) Department Dated:02.04.1990
6. G.O(M. s) No. 49, Housing and Urban Development (UD2.2) Department Dated:24.03.2003
7. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated:05.02.2020 and14.08.2021
8. Circular from the Director of Town and Country Planning, ChennaiVideLetterRocNo.7963/2022/K2, dated 23.04.2022.
9. Circular from the Director of Town and Country Planning Vide letter RocNo.4173/2022TCP5, Dated:12.04.2023
10. G.O(M. s) No. 138, Housing and Urban Development Department Dated:04.06.2004.
11. G. O (M.s) No.86, Housing and Urban Development Department,

Dated:28.03.2012.

12. G. O(M.s)No – 85, Housing and Urban Development Dated: 16.05.2017 .
13. G. O(Ms) No –01, Housing and Urban Development Department, Dated:05.01.2021.
14. G. O(Ms)No–53, Housing and Urban Development Department, Dated: 16.04.2018.
15. G. O (M.s) No18, Municipal Administration and Water Supply Department, Dated:04.02.2019.
16. G.O(M. s) No16 Municipal Administration and Water Supply Department Dated:31.01.2020.
17. G. O(Ms). No 54, Housing and Urban Development Department, Dated:12.03.2020.
18. Circular from the Director of Town and Country Planning vide letter Roc No.7486/2009/PA2, Dated:16–04–2009.
19. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 21075/2009/PA1, Dated: 27–06–2012.
20. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.12201/2017/PA1, Dated: 22–09–2017.
21. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated:14–12–2017.
22. Demand payment Request Letter, Dated: 10.04.2026
23. Applicant Thiru. Navaneethakannan demand remittance letter date: 13.04.2026

Order:

With reference to the 1st cited letter, the applicant has requested approval for the Proposed Commercial Building having an FSI area of 533.25 sq.m in Tenkasi District, Tenkasi Taluk, Tenkasi Municipality/ Village, Ward No: B, Block No 14, T.S.Nos. 49, 50, 51, 52 and 53, with the site extent of 750.00 Sq.m.

Upon receipt of the requisite charges vide Reference No. 23rd cited above, Since the boundary of the site has been marked as "A to G" having Proposed Building Planning Permission No. **BP/TDTCP No: SWP/ 09/2026** has been issued, valid from 16.04.2026 to 15.04.2034 (8 years). The Planning Permission is issued subject to the following general and special conditions

Site Area: 750.00 Sq.m

Proposed Business office Building

Floor Details	FSI (Sq.m)	Non FSI Area (Sq.m)	Total Built up Area (Sq.m)
Ground Floor	306.63	–	306.63
First Floor	226.62	–	226.62
Head Room	–	20.64	20.64
Grand Total	533.25	20.64	553.89

Total FSI Area – 533.25 Sq.m

Special Conditions:–

1. Conditions mentioned in the No Objection certificates issued by forest and Fire department vide 2nd and 3rd letter must be followed scrupulously
2. It is the responsibility of the builders to ensure the safe bearing capacity of the soil and the adequacy of the foundation.
3. Building technical 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 under the Local Bodies Act. 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.
4. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously
5. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4(3)) Department dated 05.02.201 relating to the installation and use of solar energy systems should be followed.
6. According to the CircularNo. 12544/14/CB dated:04.07.2014 stating

that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's element to development 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 anyone else disputes or divides all rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

7. 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).
8. According to G.O(M. s) No18, 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 of the building works Completion Certificate to obtain from this by the applicant
9. If any court case would be pending with reference to this proposal, the technical concurrence would be treated as **INVALID**.
10. As per Tamil Nadu Combined Development and Building Rules 2019 Rule
The permission 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. record as the case may be, shall be responsible for defects in the design.
 - c. Structural Reports, Structural Drawing and Structural aspects.
 - d. The Registered Architect or Register Engineer and

Structural Engineer on

- 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 or the site or premises or activity under various there laws.

CONDITION:

1. According to section 79 of the Town and Country Planning Act 1971 (Act 35 of 1972) Any Person aggrieved by any decision or order of the planning Authority/Competent Authority under Section 47A of Sub Section (1) of Section 54 appeal to the Director/The Government within two months from the date of on Which the Decision or order was Communicated.
2. Solar water heating system to be provided to the proposed building. Solar photovoltaic panels to be erected at the 1/3 portion of total terrace area.
3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
4. No additions/alterations to be made without necessary permission of this office in case any alterations required proper revised approval should be obtained.
5. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019
6. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
7. Mosquito netting to be provided at OHT and well.

8. As per GO No 341 Municipal Administration and Water Supply Department, dated 03.11.2004 U Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials to be used Mandatory.
10. As per GO 16 a display board of size 60cmx120cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
11. In case the documents submitted for approval found fake/false the Technical Concurrence would be cancelled without intimation to the applicant.
12. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
13. The Applicant/developer and also the architects/Licensed Surveyor sand the structural Engineer associated with the development shall sure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
14. Enforcement action under section 56&57 of TamilNadu Town and country planning Act 1971 must be taken by Local body if the construction is done with Additional/Deviation to the approved plan before Levy of the applicable Taxes.
15. Government Registered Electrical Contractor must be employed for wiring works during construction.

Fees Paid Details

Charges	Amount	Date
CC Charges	Rs.5974.00	13.04.2026
Infra structure and Amenities Charges	Rs. 100580.00	
Security Deposit Charges	Rs.50290.00	
Display Board Charges	Rs.1500.00	

Development Charges for Building	Rs.5550.00	
Development Charges for Land	Rs. 3000.00	
Centage Charges for Building	Rs. .1000.00	
Centage Charges for Land	RS. 300.00	

Encl: Building Plan Map

Assistant Director
District Town and Country Planning Office,
Tenkasi

To

The Commissioner,
Tenkasi Municipality,
Tenkasi District.

Copy To:

Thiru.Navaneethakannan,
No.1/64, Gokulam Colony,
Mathalamparai,
Tenkasi District – 627 814.

GOVERNMENT OF TAMIL NADU
TRUTH ALONE TRIUMPHS

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Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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What land actually changed hands for around this plot, taken from the registered deeds.

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What the plan says can happen on this land.

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Master plan check

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What it is worth and what it costs to register.

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