PP 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.

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PROCEEDINGS OF THE ASSISTANT DIRECTOR,
DISTRICT TOWN AND COUNTRY PLANNING,
TENKASI DISTRICT.

Online Application No: SWP/BPA/909807/2026 **Date 24.09.2026**

Sir/ Madam

Subject: Commercial Building– DTCP– Tenkasi District – Tenkasi Taluk – Tenkasi LPA– Tenkasi Municipality/Village– (Old S .F Nos. 136/2 ,3, 4) Ward– A, Block–2, T.S. No. 180, 181, 182, 183 to the site extent of 3668.00Sq.m –The Proposed Construction Of (GF+FF) Commercial Building having FSI Area of 2194.76 Sq.m– Technical Clearance issued –Forwarded for Further action – Reg.

Reference:

1. Applicant Tmt. Susitra Devi online Building application No. SWP/BPA/ 943626 /2026, Dated. 05.09.2026.
2. Principal Chief Conservator of Forests Department, Chennai, Letter Roc No. K.Dis.HOTNFD/767/2025–TS4 Dated: 10–06–2025
3. District OfficerFire and rescue service department, Tenkasi PP Noc No. 4104/Noc/NMSB/2025 Dated 05.08.2025
4. G.O.135,Housing and Urban Development Department Dated 01.07.2026.
5. G.O.85, Housing and Urban Development Department Dated 16.05.2017.
6. G.O.18,HousingandUrbanDevelopmentDepartmentDated04.02.2019.
7. G.O.16, Department of Municipal Administration and Water Supply, Dated. 31.01.2020.
8. G.O.85,Housing and Urban Development Department Dated 16.05.2017.
9. Circular from the Commissioner of Town and Country Planning, ROC No.7486/2009/PA2Dated16.04.2009.
10. Circular from the Commissioner of Town and Country Planning, ROC No. 12201/2017/PA1, Dated 22.09.2017.
11. Circular from the Commissioner of Town and Country Planning, ROCNo. 14227/2017/CP,Dated14.12.2017.

12. G. O. 16, Department of Municipal Administration and Water Supply, Dated31.01.2020.
13. Circular from the Commissioner of Town and Country Planning, ROC No.7486/2009/PA2 Dated 16.04.2009.
14. Circular from the Commissioner of Town and Country Planning, ROC No.12201/2017/PA1, Dated 22.09.2017.
15. Circular from the Commissioner of Town and Country Planning, ROC No. 4227/2017/CP, Dated14.12.2017.
16. G.O.166, Housing and Urban Development Department Dated 04.02.2019 (Insisting TNRERA Registration)
17. Circular from the Commissioner of Town and Country Planning, ROCNo.19992/2011(1)/Special cell Dated31.05.2018.G.O.53, Housing and Urban Development Department Dated 14.06.2018
18. G.O.138, Housing and Urban Development Department Dated04.06.2004
19. G.O.01, Housing and Urban Development DepartmentDated05.01.2021
20. Circular from the Commissioner of Town and Country Planning, ROCNo. 4367/2019/PA2Dated05.02.2020.
21. Principal Secretary, Housing and Urban Development Department ROC No.8449/UD4(3)/2020-2, Dated23.09.2020
22. Demand Payment Request Letter, Dated: 18.09.2026 and 22.09.2026
23. Applicant Tmt. Susitra Devi, Demand remittance letter Dated:22.09.2026 and 23.09.2026
24. G.O.53, Housing and Urban Development Department Dated. 28.03.2025.
25. G.O.01, Housing and Urban Development Department Dated 05.01.2021

Order:

With reference to the 1st Cited letter, Applicant has requested for the Approval of the Proposed Construction Of Commercial Building (GF+FF) in Tenkasi District Tenkasi Taluk , Tenkasi LPA, Tenkasi Municipality/Village, (Old S .F Nos. 136/2 3, 4) Ward- A, Block-2, T.S. No. 180, 181, 182, 183 to the site extent of 3668.00Sq.m The Proposed Construction Of (GF+FF) Commercial Building having FSI Area of 2194.76 Sq.m.

The boundary of the site has been marked as "A to H" having Building Planning Permission No: **BP/TDTCP No: SWP/26/2026** from 24.09.2026 to

23.09.2034 (8Years).

Planning Permission has been issued with the following general and special conditions.

Area of Site; 3668.00Sq.m

The Proposed Commercial Building Area:

S.No.	FloorName	FSI Area (Sq.m)	Non–FSIArea (Sq.m)	TotalBuildupArea (Sq.m)
1.	**Block – 1 (Commercial Building)**			
	Ground Floor Area	1097.38	–	1097.38
	First Floor Area	1097.38	–	1097.38
	Head Room Area		30.43	30.43
	Total Area	2194.76	30.43	2225.19

- **FSI Area – 2194.76 Sq.m**
- **As per TNCDBR'19 Rule No.47(6) an OSR amount Rs. 2409876/– Dated. 22.09.2026 was paid by the applicant as an alternative to the 10% OSR Reservation.**

SPECIAL CONDITIONS:

1. It is there sponsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions mentioned in the No Objection Certificates obtained from the Central and State Govt. Departments must be followed scrupulously.
3. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and 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 as sociated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.

4. 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 Owner ship by granting Technical Clearance or Planning Permission. Only the applicant's entitlement to develop is verified in theDocuments submitted with the applicant's application (lease deed, sale deed,giftdeed,etc.).Anypersonwishingtopurchasethepropertymustindividuallyassert 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 PlanningDepartmentisnot thesuitableorganizationtodecidethis.

5. 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.

6. The Tamil Nadu Government in G.O.Ms.No112,Housing and Urban Development Department dated 22.06.2017 have approved the Tamil NaduReal 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 RealEstate project or Part of it only after registering in the Real Estate project withtheRealEstate RegulatoryAuthority.
7. If any court case would be pending with reference to this proposal, the Technical concurrence would be treated as **INVALID**.–
8. It is only there sponsibility of the builders to ensure the stability of the Commercial Building.
9. 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 with in 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 thebuildingconstructionreachestheBasementLevel;ProgressCertificateForm –3 shouldbe submittedasper rule no.9 (2)(b).

10. AccordingtoG.ONo18DepartmentofMunicipalAdministrationandWaterSupply, Dated– 04.02.2019, Construction Continuation Certificate should beobtained from this office for the Planning Permission approved building at thetime of Plinth Level itself. After Completion of the building works at site, theCompletionCertificateistobeobtainedfromthisDepartmentbytheapplicant.By getting this Completion Certificate only, the builder can have regularutility connections.

General Conditions:

1. The Planning Permission is valid for eight years from the date of issue. Period of Planning Permission will be from **24.09.2026 to 23.09.2034 (8Years)**
2. Solar Water Heating Systemshouldbeinstalledin the Commercial Building.
3. Parking as specified in the building should be utilized as it is in the approved Building plan.
4. TheOpeningsshownontheplotshouldbefixedaccordinglyasseenontheplansanctioned andmentionedtherein.
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 TamilNaduTownandcountryplanningAct1971.
6. Rain water harvesting facilities as shown in the Approved building plan must be implemented as per G.O. No.18, Department of Municipal Administrationand

Water Supply, Dated:04.02.2019 Builder should provide adequate drinking water facility and a separate vehicleshould be used to discharge the sewage water from the Proposed construction of Commercial building by his own expenses.

7. Fire prevention and firefighting equipment should be provided in the Industrial building asrequired by law.

8. As per G.O. No.341, Department of Municipal Administration and WaterSupply,Dated:03.11.2004,"U"Trap should be installed in septic tank.

9. Fly ash Bricks and Materials should be used in the Commercial building.

10. 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 ofTownandCountryPlanningOffice,Tenkasi.

11. As per G.O. 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.

12. Building final Approval order should be obtained from The Commissioner Tenkasi Municipality.

13. 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.

14. Government Registered Electrical Contractor must be employed for wiring works during construction.

15. The concerned Local Body should ascertain whether there are any pending court cases against the proposed site before issuing the final approval.

16. Closed Circuit Television Units (CCTV) shall be installed by the Owner of the Building asper the Annexure XXI of TNCDBR 2019.

Fees Paid Details

S. No	FeesDetails	Amount	Date
1	ScrutinyFees	9962	05.09.2026
2	CentageCharge Land	300	23.09.2026
3	CentageChargef or Building	2000	
4	Infrastructure & Amenities Charges	412660	
5	Display Board Charges	1500	
6	Development charge for building	22270	
7	Development charge f or land	14672	
8	CC Charges	23970	
9	Security Deposit Charges	206330	

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

Enclosure
Original Map and Condition – 2sets

To:
The Commissioner,
Tenkasi Municipality,
Tenkasi.

CopyTo:
Mrs.K.Susitra Devi,
W/O.Mr.Kanagaraj,
1/1 A–3 Guru Illam,
L.R.S Palayam,
Tenkasi–627 811.

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.