

PP

APPROVAL RECORD

Planning Permission

Thanjavur 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
THANJAVUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: N.HARI ILAM VAZHUTHI B.Arch.,M.Plan.**

Online Building Plan Application – Planning Permission

Online Application No. SWP/BPA/515275/2025

Sir,

Subject : Commercial Building (Resorts) - District Town and Country Planning Office, Thanjavur District – Thiruvudaimaruthur Taluk - Veppathur Town Panchayat - Veppathur II Village - S.F.Nos. 519/3B2, 536, 537/1A – Site Extent 49,275.00 Sq.m – FSI Area 5,673.40 Sq.m - Revised and Additional Construction of Commercial Building (Resorts) – Planning Permission issued - Forwarded for further action.

Reference : 1. Proceeding of the Director, Town and Country Planning office vide online application No. SWP/BPA/515275/2025 dated: 10.12.2025.

2. Applicant Thiru. P. Pandiyan and Thiru. P. Dharshan vide online application No. SWP/BPA/515275/2025, Dated: 29.04.2025.

3. Assistant Director, Thanjavur District Town and Country Planning Office, Inspection Report of Online Application No. SWP/BPA/515275/2025, dated :25.07.2025.

4. Director of Town and Country Planning, Chennai

Proceeding Roc No. 20068/2020/TCP2, Dated: 09.04.2021.

5. G.O (3D) No. 27, Housing and Urban Development [UDV(1)] Department, dated: 03.03.2025.
6. G.O. (Ms) No.86, Housing and Urban Development Department, Dated: 28.03.2012.
7. G.O. (Ms) No. 85 Housing and Urban Development Department, Dated: 16.05.2017.
8. G.O. (Ms) No. 01, Housing and Urban Development Department, Dated: 05.01.2021.
9. G.O. (Ms) No. 18, Municipal Administration and Water Supply Department, dated: 04.02.2019.
10. G.O. (Ms) No. 16, Municipal Administration and Water Supply Department, dated: 31.10.2021.
11. G.O. (Ms) No. 54, Housing and Urban Development Department, Dated: 12.03.2020.
12. Circular from the Director of Town and Country Planning, Roc No. 7486/2009/PA2, Dated:16.04.2009
13. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 21075/2009/PA1, Dated: 27.06.2012.
14. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 12201/2017/PA1, Dated: 22.09.2017.
15. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 14227/2017/CP, Dated: 14.12.2017.
16. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
17. District Officer Fire and Rescue Service, Thanjavur District, No Objection Certificate (NOC), Letter Roc No.

9209/RFL/NMSB/2025, Dated: 03.06.2025.

18. Joint Director, Agriculture and Farmers Welfare
Department No Objection Certificate (NOC) Letter Roc
No. E1/5694/2025, dated: 03.06.2025.
19. The Government Fees Demand Payment request sent to
applicant on 12.02.2026.
20. Applicant Thiru. P. Pandiyan and Thiru. P. Dharshan
remittance Letter dated 12.02.2026.

Paid in previous file No. 04/2021/Tha.Ma.3

Sl.No	Description	Amount	Date
1	Centage Charge for Building	25000	01.07.2021
2	Centage Charge for Land	2000	21.09.2021
3	Development Charge for Building	-	-
4	Development Charge for Land	-	-
5	Infrastructure and Amenities Charges	9,70,000	01.07.2021
6	CC Charge	60,000	27.05.2021
7	Security Deposit Charge	4,85,000	27.05.2021
8	Display Board Charge	1500	27.05.2021
9	Shelter Charge	2000	16.08.2021
10	Scrutiny Charge	6000	27.05.2021

Paid in Current Online Application No. SWP/BPA/515275/2025.

Sl.No	Description	Amount	Date
1	Centage Charge for Building	7,500.00	12.02.2026
2	Centage Charge for Land	300.00	12.02.2026
3	Development Charge for Building	56,740.00	12.02.2026
4	Development Charge for Land	2,46,375.00	12.02.2026
5	Infrastructure and Amenities Charges	96,712.00	13.02.2026
6	CC Charge	1,070.00	12.02.2026
7	Security Deposit Charge	48,356.00	12.02.2026
8	Display Board Charge	0.00	12.02.2026
9	Shelter Charge	33.00	12.02.2026
10	Scrutiny Charge	85,099.00	30.04.2025

Body of the Letter:

With reference to the 2nd Cited letter the applicant Thiru. P. Pandiyan and Thiru. P. Dharshan has requested for the approval of Commercial Building (Resorts), Thanjavur District, Thiruvudaimaruthur Taluk, Veppathur Town Panchayat, Veppathur II Village, S.F. Nos. 519/3B2, 536, 537/1A – Site

Extent 49,275.00 Sq.m – FSI Area 5,673.40 Sq.m - Revised and Additional Construction of Commercial Building (Resorts). Assistant Director, Thanjavur District Town and Country Planning office has recommended the proposal with a site inspection remarks. Based on the Assistant Director, the applicant request has been accepted and the boundary of the site has been marked as “A to S” and T to Y.

The Technical Concurrence is issued by the Director of Town and Country Planning Department under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P / DTCP No: 627 / 2025. (This is revised as B.P/DTCP No: 212 / 2021).

With reference to the 19th cited, demand was issued to the applicant on 12.02.2026. Applicant remitted the request fees and submitted remitting letter in this office on 12.02.2026

Sl.No.	Description	FSI Area (sqm)	Non FSI Area (sqm)	Total Buildup area (sqm)
1.	Block - 1 (Main Block) Ground Floor	467.87	-	467.87
2.	Block - 2 (Chozha Mandaram) Ground Floor	384.76	-	384.76
3.	Block - 3 (Locker Room) Ground Floor	78.91	-	78.91
4.	Block - 4 (Restaurant) Ground Floor	624.77	-	624.77
5.	Block - 5 (Staff Quarters) Ground Floor	152.64	-	152.64
6.	Block - 6 (Staff Kitchen and Dining) Ground Floor	93.69	-	93.69
7.	Block - 7 (Toilet cum Locker room) Ground Floor	19.40	-	19.40
8.	Block - 8 (Yoga Center) Ground Floor	67.24	-	67.24
9.	Block - 9 (Wellness Center) Ground Floor	408.05	-	408.05
10.	Block - 10 (Swimming Pool) Ground Floor	376.80	-	376.80
11.	Block - 11 (Villa – A) Ground Floor	249.48	-	249.48
12.	Block - 12 (Villa – B) Ground Floor	249.48	-	249.48
13.	Block - 13 (Twin Cottage) Ground Floor.	154.74	-	154.74
14.	Block - 14 (Twin Cottage) Ground Floor.	154.74	-	154.74

Sl.No.	Description	FSI Area (sqm)	Non FSI Area (sqm)	Total Buildup area (sqm)
15.	Block - 15 (Twin Cottage) Ground Floor.	154.74	-	154.74
16.	Block - 16 (Twin Cottage) Ground Floor.	154.74	-	154.74
17.	Block - 17 (Deluxe Cottage) Ground Floor.	85.99	-	85.99
18.	Block - 18 (Twin Cottage) Ground Floor.	154.74	-	154.74
19.	Block - 19 (Twin Cottage) Ground Floor.	154.74	-	154.74
20.	Block - 20 (Deluxe Cottage) Ground Floor.	85.99	-	85.99
21.	Block - 21 (Twin Cottage) Ground Floor.	154.74	-	154.74
22.	Block - 22 (Twin Cottage) Ground Floor.	154.74	-	154.74
23.	Block - 23 (Twin Cottage) Ground Floor.	154.74	-	154.74
24.	Block - 24 (Twin Cottage) Ground Floor.	154.74	-	154.74
25.	Block - 25 (Twin Cottage) Ground Floor.	154.74	-	154.74
26.	Block - 26 (Deluxe Cottage) Ground Floor.	85.99	-	85.99
27.	Block - 27 (Deluxe Cottage) Ground Floor.	85.99	-	85.99
28.	Block - 28 (Twin Cottage) Ground Floor.	154.74	-	154.74
29.	Block - 29 (Mantra Elite Shop) Ground Floor	26.09	-	26.09
30.	Block - 30 (Guide Room and Driver's Dormitory) Ground Floor	47.64	-	47.64
31.	Block - 31 (Laundry Room) Ground Floor	133.90	-	133.90
32.	Block - 32 (Pump Room) Ground Floor	14.41	-	14.41
33.	Block - 33 (MV Panel Room) Ground Floor	52.43	-	52.43
34.	Block - 34 (Statue Room) Ground Floor	25.00	-	25.00
	Total Area	5673.40	-	5673.40

Site Extent	:	49275.00 Sqm
FSI Area	:	5673.40 Sqm
FSI Achieved	:	0.11 < 2
OSR	:	4958.72 Sqm

As per the 47 of Town and Country Planning Act 1971, this office Planning Permission SWP/DTCP/TNJ/R/BP No. 14/2026. This Technical Clearance is valid for a period of eight (8) years from the date of e-signature. This Planning Permission is issued subject to the following Special and General Conditions:

Special Conditions:

1. As per Proceedings of the Director, Town and country planning office Vide online application No SWP/BPA/515275/2025, Dated: 12.10.2025. Special Condition (1), the Assistant Director Thanjavur district inspected site as on 25.07.2025. The drawing mentioned portion dismantled. Also the confirm that building to be construction as per approved drawing during issuing of CC.
2. As per TNCD & BR 2019 Rule No.41, The OSR reservation area of 4958.72 Sq.m (OSR : 1 – 3388.00 Sqm & OSR : 2 – 1570.72 Sqm) has been marked as 1 to 4 and 5 to 10 in site plan and the space Should be handed over to the Local Body before issued planning Permission.
3. It is the responsibility of the builder to ensure the safe bearing capacity of the soil and the adequacy of the foundation.
4. The conditions mentioned in the No Objection Certificates obtained from the Central and State Government Departments shall be followed scrupulously.
5. 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.
6. The provisions of G.O. (Ms) No. 17, Housing and Urban Development (UD 4(3)) Department, dated 05.02.2016, relating to the installation and use of solar energy systems, shall be strictly followed.

7. The Tamil Nadu Government, in G.O. (Ms) No. 112, Housing and Urban Development Department, dated 22.06.2017, has approved the Tamil Nadu Real Estate (Regulation and Development) Act, 2016. The promoter shall advertise, market, book, sell, offer for sale, or invite persons to purchase any plot, apartment, or building in any real estate project only after registering the project with the Real Estate Regulatory Authority (RERA).
8. As per Circular No. 12544/14/CB, dated 04.07.2014, the Directorate of Town and Country Planning does not certify or guarantee the ownership title of the property while granting Technical Clearance or Planning Permission. Only the applicant's entitlement to develop the property is verified based on the documents submitted (sale deed, lease deed, gift deed, etc.). Any person intending to purchase the property must independently verify the ownership rights of the applicant. In the event of disputes regarding ownership or title, the matter shall be settled before the appropriate competent court. The Directorate of Town and Country Planning is not the authority to decide title disputes.
9. 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 of the building works completion certificate to obtain from this by the applicant.
10. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
11. As per the Tamil Nadu Combined Development and Building Rules 2019 under rule 11, The planning permission / building permit granted by the Competent Authority does not mean responsibility or clearance of the following aspects,-
 - a) Title or ownership of the site or building.
 - b) Easement rights related to the property.
 - c) Structural Reports, Structural Drawings and structural aspects.
The Registered Architect or Registered Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
 - d) Workmanship, soundness of structure and materials used.
 - e) Quality of building services and amenities in the construction of building
 - f) Other requirements or licenses or clearances required for the site or premises or activity under various other laws.
12. As per TNCD&BR-2019 permission to be obtained from concerned executive authority before operation of swimming pool.

General Conditions:

1. This Planning Permission is issued under Section 49 of the Tamil Nadu Town and Country Planning Act, 1971.
2. This Permit is furnished under the powers delegated to the Thanjavur District Office under Sub-Divisions (1) and (2) of Section 91 of the Tamil Nadu Town and Country Planning Act, 1971 (Act 35 of 1972) as amended by Act 22 of 1974.
3. As per Section 79 of the Tamil Nadu Town and Country Planning Act, 1971, any person aggrieved by any decision or order of the Planning Authority under Section 49 or Sub-Section (1) of Section 54 may appeal to the Director / Government within two months from the date on which the decision or order was communicated.
4. After the Planning Permission is issued by the Member Secretary, Local Planning Authority:
 - i) If any details furnished by the applicant are found to be false, or
 - ii) If the applicant fails to comply with rules and norms, the Member Secretary concerned is empowered to cancel or revise the Planning Permission issued.
5. Solar Water Heating System must be provided for the proposed building. Solar Photo-Voltaic Panels shall be erected in 1/3rd of the total terrace area.
6. Parking area shall be utilized only for the purpose indicated in the approved building plan.
7. No additions or alterations shall be made without obtaining necessary permission from this office. Any revision requires prior revised approval.
8. Rainwater Harvesting (RWH) shall be provided as per the directions issued in G.O. MS No. 18, Municipal Administration and Water Supply Department, dated 04.02.2019.
9. The applicant shall arrange for sewage disposal by authorized vehicle at their own cost and necessary drinking water arrangements shall also be provided at the applicant's own cost.

10. Mosquito netting shall be provided to the Overhead Tank (OHT) and Well.
11. As per G.O. No. 341, Municipal Administration and Water Supply Department, dated 03.11.2004, a U-Trap must be provided in the septic tank design.
12. Fly Ash Bricks and Fly Ash-based Materials must be used mandatorily in construction.
13. As per G.O. 18 and 16, a display board of size 60 cm × 120 cm showing site details, building details, and Municipality Engineer details shall be erected at the construction site.
14. If any documents submitted are found fake, the Technical Concurrence shall be cancelled without prior notice.
15. If any court case is pending with reference to this proposal, the Technical Concurrence shall be treated as INVALID.
16. The Applicant / Developer and also the Architects / Licensed Surveyors / Structural Engineer involved in the project shall ensure that the development is structurally sound, and adequate safety measures are taken during construction.
17. Enforcement action under Sections 56 & 57 of the Tamil Nadu Town and Country Planning Act, 1971, shall be taken by the Executive Officer Veppathur Town Panchayat, if construction is carried out with deviations or additions from the approved plan, before levy of applicable taxes.
18. Government Registered Electrical Contractor shall be compulsorily engaged for carrying out all electrical wiring and electrical installation works during the construction of the building. The contractor must hold a valid license issued by the competent authority, and all electrical works shall comply with relevant safety standards, IS specifications, and TANGEDCO regulations.
19. Fire rescue equipment should be provided as per Rules.

Encl: Building Plan Map

Assistant Director / Member Secretary
District Town and Country Planning office

Thanjavur District

To:

Executive Officer,
Veppathur Town Panchayat.
Thiruvudaimaruthur Taluk,
Thanjavur District.

Copy To:

1. Thiru. P. Pandiyan and Thiru. P. Dharshan
Plot 1-4/22, Gokulam Nagar,
1st Cross Street, Moovarasampet,
Madipakkam, Kancheepuram
2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore.

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.

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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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PriceMap

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

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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.

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Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

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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

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Floor space index

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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

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Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

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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

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OMR Thoraipakkam,
Chennai 600 097, India
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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.

