

PP

APPROVAL RECORD

Planning Permission

Sivagangai
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.



DIRECTORATE OF TOWN AND COUNTRY PLANNING DEPARTMENT

Online Building Plan Application-Planning Permission

SWP/BPA/Application Number: 562900/2025TD-3

From:

Thiru. P. Karthick Krishna, B.Plan., M.Plan.,
Member Secretary,
No.5, Ganapathy Nagar, 2nd Street
Medical College Road,
Thanjavur District.

To:

The Commissioner,
Kumbakonam City Municipal
Corporation Office,
Thiruvudaimaruthur Road,
Kumbakonam Taluk,
Thanjavur District.

Online Application Number: SWP/BPA/562900/2025, Date: 29.11.2025

Sir,

Sub: Commercial Building (Shop) – District Town and Country Planning Office -
Thanjavur District – The Proposal for Construction of Commercial Building
(Shop) (Basement Floor, Ground Floor + 2 Floors) with an extent of Site
area - 4653.00.Sqm and FSI area 5425.42 sq.m at Ward No: 06, Block: 08,
T.S. Nos.353, 354 and 2384, Kumbakonam Corporation and Taluk,
Thanjavur District - Technical Concurrence issued – Forwarded for further
action – Regarding.

Ref: 1. The Commissioner, Kumbakonam Municipal Corporation, Online
Application No. SWP/BPA/562900/2025, Dated: 17.07.2025.
2. The Assistant Director, Thanjavur District Town & Country Planning
Office, Inspection Report of Online Application No.

SWP/BPA/562900/2025, Dated: 13.09.2025.

3. The Technical Concurrence was issued by the Director, Directorate of Town and Country Planning, Chennai vide Technical Concurrence No. B.P/DTCP No. 576/2025, Dated : 21.11.2025.
4. G.O. (Ms) No. 86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O. (Ms) No. 85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O. (Ms) No. 01, Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O. (Ms) No. 18, Municipal Administration and Water Supply Department, Dated: 04.02.2019.
8. G.O. (Ms) No. 16, Municipal Administration and Water Supply Department, Dated: 31.01.2020.
9. G.O. (Ms) No. 54, Housing and Urban Development Department, Dated: 12.03.2020.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 28.09.2017.
13. District officer, Fire & Rescue Services, Thanjavur, L.Dis.No.330/C1/2024 (P.P), C.R.P No.845 Dated: 24.01.2024.

The Proposal received in the reference 1st for Construction of Commercial Building (Shop) (Basement Floor, Ground Floor + 2 Floors) with an extent of Site area - 4653.00.Sqm and FSI area 5425.42 sq.m at Ward No: 06, Block: 08, T.S. Nos.353, 354 and 2384, Kumbakonam Corporation and Taluk, Thanjavur District.

The application was processed as per the rules prevailing, records perused and Site inspection was conducted and the inspection report was sent to the Director, Directorate of Town and Country Planning, Chennai through online Application No. SWP/BPA/562900/2025 dated: 13.09.2025 as cited 2nd reference.

Based on the recommendation of the Assistant Director, Town and Country Planning Office, Thanjavur District, the site has been earmarked from “A” to “O”. The Technical Concurrence was issued by the Director, Directorate of Town and Country Planning, Chennai, as per the 3rd cited reference, vide online Application No. SWP/BPA/562900/2025 and Technical Concurrence No. B.P/DTCP No. 576/2025, dated 21.11.2025.

Based on the Technical Concurrence issued by the Director, Directorate of Town and Country Planning, Chennai, the proposal for construction of a Commercial Building (Shop) consisting of Basement Floor, Ground Floor and +2 Floors, with a Site Area of 4,653.00 sq.m and an FSI Area of 5,425.42 sq.m, situated at Ward No. 06, Block No. 08, T.S. Nos. 353, 354 and 2384, within the limits of Kumbakonam Corporation and Taluk, Thanjavur District, has been examined. Site approval from “A” to “O” has been granted by the Assistant Director, Town and Country Planning Office, Thanjavur District, as detailed below:

Site Area : 4653.00 sq.m

Sl.No	Description	FSI (sq.m)	Non FSI (sq.m)	Total Built-up Area (sq.m)
1	Basement Floor	-	1908.34	1908.34
2	Ground Floor	1899.98	8.36	1908.34
3	First Floor	1762.76	8.36	1771.08
4	Second Floor	1762.72	8.36	1771.08
5	Head Room	-	128.99	128.99
Total		5425.42	2062.41	7487.83

FSI Area : 5425.42 sq.m

FSI Achieved: $5425.42/4653.00 = 1.28 < 2$

Based on the Technical Concurrence issued by the Director, Directorate of Town and Country Planning, Chennai and as per Section 49 of Town and Country Planning Act 1971, Assistant Director, Town and Country Planning Office, is issued Planning Permission SWP/DTCP/TNJ/TLPA/BP No.104/2025. This Planning Permission is issued subject to the following Special and General Conditions:

Special Conditions:-

1. The boundary of the OSR has been marked as 1 to 8 having an OSR area of 425.16sq.m., shown in site plan should be retained as OSR as per TNCD&BR, 2019 Rule No. 41(5).
2. Building Permission shall be granted by the Local Body Thanjavur, only after verifying that the portion marked for demolition in the site plan has been duly demolished.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled 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 in the G.O (Ms) No.17, Housing and Urban Development (UD 4(3)) Department dated: 05.02.2016 relating to installation and use of solar energy system should be followed.
7. "The Tamil Nadu Government in G.O.Ms.No 112, Housing and Urban Development Department dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertises, Market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project or Part of it only after registering the Real Estate project with the Real Estate Regulatory Authority".
8. 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 to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement 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 dispute arises individual 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.
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. 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.
12. 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.
13. The planning permission / building permit granted by the Competent Authority does not confirm or ensure:

- a. **Title or ownership** of the site or building.

- b. **Easement rights** related to the property.

- c. **Structural reports, structural drawings, or structural stability.**

The Registered Architect / Engineer / Structural Engineer on record shall be solely responsible for any defects in the design.

- d. **Workmanship, soundness of structure, or quality of materials** used in the construction.

- e. **Quality of building services, amenities, and installations** provided in the building.

- f. **Any other requirements, licenses or clearances** mandated under other applicable laws, Acts, or regulations for the site, premises, or

proposed activity.

14. The Competent Authority's approval is limited only to compliance with the Tamil Nadu Combined Development and Building Rules, 2019 and does not extend to any matters outside the scope of these rules.
15. The Applicant / Owner / Developer undertakes full responsibility for adhering to all other applicable laws, regulations, and statutory requirements.

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 Kumbakonam Local Planning Authority under Sub-Divisions (1) and (2) of Section 91-A 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 to be provided to the proposed commercial building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
6. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
7. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
8. Rain water harvesting should be provided as per the directions mentioned in G.O. (Ms) No. 18 & G.O. (Ms) No. 16 Municipal Administration and Water Supply Department, Dated: 04.02.2019 & 31.01.2020.
9. 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.
10. Mosquito netting to be provided at OHT and well.
11. Fire rescue equipment should be provided as per Rules.
12. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
13. Fly Ash bricks and Materials must be used for construction.
14. As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
15. As per references Cited Government orders & circulars centage charges Infrastructure and amenities charges, Shelter fund and other relevant charges to be collected and take further action by District officer.

The Assistant Director, Town and Country Planning Office, Thanjavur District issued Planning Permission SWP/DTCP/TNJ/TLPA/BP No.104/2025 and forwarded

to your office for further necessary action. This planning permission is valid for a period of eight (8) years from the date of e-signature.

Assistant Director / Member Secretary,
District Town and Country Planning Office,
Thanjavur District

Encl: Building Plan Map

Copy:

1. The Commissioner,
Kumbakonam City Municipal Corporation Office
Thiruvidaimaruthur Road, Kumbakonam Taluk,
Thanjavur District.
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.

[/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](#)



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

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

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

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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

