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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.



DIRECTORATE OF TOWN AND COUNTRY PLANNING DEPARTMENT

Online Building Plan Application - Planning Permission

SWP/BPA/Application Number: 689692/2025

From:

Thiru.P.Karthick Krishna, B.Plan., M.Plan.,
Assistant Director/Member Secretary,
District Town and Country Planning Office,
No.5,Ganapathy Nagar, South Street,
Medical College Road, Thanjavur District
Tel No.04362 270133.

To:

The Commissioner,
Kumbakonam Corporation,
Thanjavur District.

Online Appl. No.: SWP/BPA/689692/2025

Date : .01.2026

Sir,

Sub: Building – District Town and Country Planning Office, Thanjavur District – The Proposal for Construction of (Ground Floor and First Floors), Private Office Building with an extent 1159.60 Sq.m in T.S. No. 16A and 21A, Block No. 01, Ward No.01, at Kumbakonam to Thiruvadaimarudur Main Road, Kumbakonam Corporation and Taluk, Thanjavur District - Technical Concurrence has been issued - Forwarded for further action- Reg.

- Ref:**
1. Applicant the Tmt. C. Sulochana Thiru. C. Karthikeyan Thiru. C. Manivannan, Kumbakonam Vide online application No: SWP/BPA/689692/2025, Dated: 30.10.2025.
 2. G.O. (Ms) No. 138 Housing and Urban Development Department, dated 04.06.2004.
 3. G.O. (Ms) No. 86 Housing and Urban Development Department, Dated: 28.03.2012.
 4. G.O. (Ms) No. 85 Housing and Urban Development Department, Dated: 16.05.2017.
 5. G.O. (Ms) No. 01, Housing and Urban Development Department, Dated: 05.01.2021.
 6. G.O. (Ms) No. 53 Housing and Urban Development Department, Dated: 16.04.2018.
 7. G.O. (Ms) No. 18 and 16, Municipal Administration and Water Supply Department, dated: 04.02.2019 and 31.10.2020
 8. G.O. (Ms) No. 54, Housing and Urban Development Department, Dated: 12.03.2020.
 9. Circular from the Director of Town and Country Planning, Roc No. 7486/2009/PA2, Dated:16-04-2009
 10. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 21075/2009/PA1, Dated:27- 06-2012.
 11. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 12201/2017/PA1, Dated:22- 09-2017.
 12. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 14227/2017/CP, Dated:14- 12-2017.
 13. Circular from the Director of Town and Country Planning, Chennai Vide
 14. Letter Roc No. 4367/2019/BA2, Dated:05.02.2020 and 14.08.2021.
 15. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 7963/2022/K2, Dated:23.04.2022.
 16. The Government Fees Demand Payment request sent to applicant on 09.01.2026
 17. Applicant Applicant the Tmt. C. Sulochana Thiru. C. Karthikeyan Thiru. C.

Manivannan, Kumbakonam, remittance Letter dated 09.01.2026

The Proposal received in the reference 1st for Proposal for Construction of (Ground Floor and First Floors), Private Office Building with an extent 1159.60 Sq.m in T.S. No. 16A and 21A, Block No. 01, Ward No.01, at Kumbakonam to Thiruvadaimarudur Main Road, Kumbakonam Corporation and Taluk, Thanjavur District

The application was processed as per the rules prevailing, records perused and Site inspection was conducted.

Hence, The Proposal for Construction of (Ground Floor and First Floors), Private Office Building with an extent 1159.60 Sq.m in T.S. No. 16A and 21A, Block No. 01, Ward No.01, at Kumbakonam to Thiruvadaimarudur Main Road, Kumbakonam Corporation and Taluk, Thanjavur District. Site approval from "A to J" has been granted as follows:

Site Area: 1159.60 Sq.m

S.No	Description	FSI Area	Non FSI Area	Total Area
1	Ground Floor	561.36	226.56	783.22
2	First Floor	264.05	-	264.05
	Total	825.41	226.56	1047.27

Floor Space Index (FSI) : $825.41 / 1159.60 = 0.717$

And as per Section 49 of Town and Country Planning Act 1971, Planning Permission SWP/DTCP/TNJ/KLPA/BP No. 01/2026. This planning permission 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. It is the responsibility of the builder to ensure the safe bearing capacity of the soil and the adequacy of the foundation.

2. Planning Permission is issued in accordance with the provisions of the Tamil Nadu Town and Country Planning Act and the rule made thereunder, and does not cover structural stability aspects, including safety during construction, which are governed by the Building Rules under the respective Local Bodies Act. The Planning Permission is issued subject to the condition that the applicant/developer, as well as the Architect/Licensed Surveyor and the Structural Engineer associated with the development, shall ensure that the structure is sound and that all adequate safety measures are taken during the course of construction.
3. The conditions mentioned in the No Objection Certificates obtained from the Central and State Government Departments shall be followed scrupulously.
4. 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.
5. 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).
6. 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.

7. As per G.O. No. 18, Municipal Administration and Water Supply Department, dated 04.02.2019, the applicant shall obtain a Construction Continuation Certificate from this office at the Plinth Level and at the Last Storey Level for the building approved under this Planning Permission. Upon completion of the building works, the applicant shall obtain the Completion Certificate from this office.
8. The applicant shall obtain Consent under Section 25 of the Water (Prevention and Control of Pollution) Act, 1974, from the Tamil Nadu Pollution Control Board for the discharge of sewage.
9. 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.
10. 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.

11. The Applicant / Owner / Developer undertakes full responsibility for adhering to all other applicable laws, regulations, and statutory requirements.

Conduction:

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 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. 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 Commissioner, Coimbatore Corporation, 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.

Demand Details:

S.No.	Description	Amount	Date
1	Scrutiny Fees	3,823.00	30.10.2025
2	Open Space Reservation (OSR Fee)	12,27,926.00	11.12.2025
3	Centage Charges for Land	300.00	09.01.2026
4	Centage Charges for Building	600.00	09.01.2026
5	Infrastructure and Basic Amenities Charges	1,55,288.00	09.01.2026
6	CC Charges	11,280.00	09.01.2026
7	Security Deposit Charges	77,644.00	09.01.2026
8	Display Board Charges	1,500.00	09.01.2026
9	Development Charges for Land	5,800.00	09.01.2026
10	Development Charges for Building	10,480.00	09.01.2026

The technical concurrence issued is forwarded to your office for further necessary action. The applicant is requested to contact the Commissioner, Kumbakonam Corporation, Thanjavur District, for the final order. This planning permission is valid for a period of eight (8) years from the date of e-signature.

(e-signed)
Assistant Director/ Member Secretary, District
Town and Country Planning Office,
Thanjavur District.

Encl: Building Plan Map

Copy:

1. Tmt. C. Sulochana Thiru. C. Karthikeyan Thiru. C. Manivannan,
484/4, Vattipillayar Kovil Street, Kumbakonam Taluk
Thanjavur
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

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



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.

