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.

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DIRECTORATE OF TOWN AND COUNTRY PLANNING DEPARTMENT

Online Building Plan Application-Planning Permission

SWP/BPA/Application Number:756563/2026 TD-2

From:

Thiru.N.Hari Ilam Vazhuthi,B.Arch.,M.Plan.,
Member Secretary,
No.5,Ganapathy Nagar,
South Street,Medical College Road,
Thanjavur.

To:

The Block Development Officer(Special Officer),
Neelagiri Therku Thottam Village,
Thanjavur Panchayat Union,
Thanjavur Taluk,
Thanjavur District.

Online Application Number: SWP/BPA/756563/2026 Date :30.07.2026

Sir,

Sub : High Rise Building – Proposed Office Building-Office of District Town and Country planning, Thanjavur – Thanjavur Taluk &Thanjavur District-Neelagiri Therku Thottam Village,S.F.No.221/17A2,222/5,222/6,223/26&223/27 with a total site extent of 4857.00Sq.m(As per Patta)-Proposed FSI area of 13583.06Sq.m - Planning Permission Issued- Forwarded for further action- Reg

Ref : 1.Applicant Thiru.D.Venkatesan and Thiru.C.Devarajan, Thanjavur Vide online application No:SWP/BPA/756563/2026 Dated:19.01.2026

2.Assistant Director/Member Secretary(i/c),Thanjavur Local Planning Authority,District Town and Country Planning Office,Thanjavur,Inspection Report of Online Application No.SWP/BPA/324471/2024 Dated:24.09.2024

3. HRB Meeting held on 22.01.2026(Subject No.11)

4. G.O.86 Housing and Urban Development Department, Dated: 28.03.2012

5. G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.

6. G.O 01 Housing and Urban Development Department, Dated: 05.01.2021.

7. G.O.18, Municipal Administration and Water Supply Department, Dated:04.02.2019.

8. G.O.16 Municipal Administration and Water Supply Department Dated: 31.01.2020.

9. G.O 54 Housing and Urban Development Department, Dated: 12.03.2020.

10. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated:05.02.2020

11.G.O.(Ms).No.95,Housing and Urban Development,UD4(1) Department,Dated:04.08.2023

12. G.O.(Ms)No.171,Housing and Urban Development Department,(UD4(1)) ,Dated:30.10.2025

13. G.O.(Ms)No.155,Housing and Urban Development Department,(UD4(1)) ,Dated:08.10.2025

14. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 7963/2022/K2, Dated:23.04.2022.

15. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 12201/2017/PA1, Dated:22. 09.2017

16. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 14227/2017/CP, Dated:14.12.2017.

17. DGP/Director,Tamil Nadu Fire and Rescue Services Department,PP NOC No.16/2026, Dated:09.01.2026(Token No.358717)

18. Wing Commander,Command Air Traffic Control Officer, Noc letter No.SAC/4901/9/ATS (ATS) BM-1,Dated:05.05.2026

19. Circular from the Director of Town and Country Planning, Roc No. 7486/2009/PA2, Dated:16.04.2009

20. G.O 53 Housing and Urban Development Department, Dated: 16.04.2018

17. Circular from the Director of Town and Country Planning, Chennai Vide

Letter Roc No. 21075/2009/PA1, Dated:27- 06-2012.

18. G.O 138 Housing and Urban Development Department dated 04.06.2004

20. G.O 18, Housing and Urban Development Department, Dated: 04.02.2019

21. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated:05.02.2020 and 14.08.2021

22. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 7963/2022/K2, Dated:23.04.2022.

23.Thanjavur Local Planning Authority Resolution No.14,Date:28.07.2026

24.Report Signed by Superintending Engineer,P.W.D,Planning and Designs Circlc,Chepauk,Chennai.5,Dated:12.06.2026, Report No.76/GRB/GMC/25-26 Dated:18.08.2025

23.Demand payment request letter dated :21.05.2026

24.Demand payment Thiru.D.Venkatesan and Thiru.C.Devarajan,Thanjavur demand remittance letter dated:28.05.2026,09.06.2026&18.06.2026

Order:

With reference to the 1st Cited letter, the applicant Thiru.D.Venkatesan and Thiru.C.Devarajan has requested for the approval of proposed construction of High Rise Residential Building in Thanjavur District Town and Country planning, Thanjavur – Thanjavur Taluk &Thanjavur District-Neelagiri Therku Thottam Village, S.F. No.221/17A2,222/5,222/6,223/26&223/27 with a total site extent of 4857.00Sq.m(As per Patta)-Proposed FSI area of 13583.06Sq.m

The above HRB Residential proposal was placed in High Rise Building Panel Meeting held on 22.01.2026.The subject was discussed and suggestions of High Rise Building Panel were obtained.

The Assistant Director/Member Secretary of Thanjavur LPA,District Town and Country Planning Office,Thanjavur has recommendation the proposal with site inspection remarks.

Based on the Assistant Director/Member Secretary,recommendation and High Rise Building Panel recommendation the applicant request has been accepted and the boundary of the site marked as “A to D”.

The Technical Concurrence is issued under section 49 of Town and Country Planning Act,1971 for the above proposal and numbered as **B.P/DTCP No:393/2026**.

The area statement for the Proposed High Rise Residential building is as below.

Total Area of the Site :4857.00Sq.m(As per Patta)

Total Area of the Site :4856.18Sq.m(As per Document)

The Director of Town and Country Planning,in Technical Concurrence,has stipulated a special condition that the Structural Design Report and Structural Drawings shall be vetted by the Superintending Engineer,PWD,Planning and Design Circle, Chepauk,Chennai.

Accordingly,the Structural Design Report and Structural Drawings have been duly vetted by the Superintending Engineer,PWD,Planning and Design Circle,Chepauk,Chennai,vide letter No. 76/GRB/GMC/25-26 Dated:18.08.2025 and bearing the signature of the Superintending Engineer Dated:12.06.2026.

For the proposed High Rise Building Permission resolution was passed by the Thanjavur Local Planning Authority vide Resolution No.14,Dated:28.07.2026

High Rise Residential Building Area details in Sq.m

Description	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Build up area in Sq.m	No of Dwelling Units
Basement Floor	139.47	3115.96	3255.43	--
Stilt Floor	52.58	2217.42	2270.00	--
First Floor	1120.94	--	1120.94	9
Second Floor	1087.92	--	1087.92	9
Third Floor	1087.92	--	1087.92	9
Fourth Floor	1155.36	--	1155.36	9
Fifth Floor	1087.92	--	1087.92	9
Sixth Floor	1087.92	--	1087.92	9
Seventh Floor	1155.36		1155.36	9
Eight Floor	1087.92	--	1087.92	9
Ninth Floor	1087.92	--	1087.92	9
Tenth Floor	1087.92	--	1087.92	9
Eleventh Floor	1087.92	--	1087.92	9
Twelfth Floor	895.82	--	895.82	6
Terrace Floor	--	37.69	37.69	--

Sub Total	13222.89	5371.07	18593.96	105
Block-2-Amenities				
Stilt Floor	60.59	--	60.59	--
First Floor	172.69	--	172.69	--
Second Floor	126.89	--	126.89	--
Terrace	--	31.53	31.53	--
Sub Total	360.17	31.53	391.70	--
Watchman Booth	--	11.52	11.52	--
Grand Total	13583.06	5414.12	18997.18	105

Total FSI Area:13583.06Sq.m

Normally Permissible FSI:2.0

Achieved FSI:2.797

Premium FSI:0.797

The Technical Concurrence issued with the following Special and General Conditions.

Special Conditions:

1. Conditions stipulated in the NOC cited in the reference 18&19 issued by DGP/Director,Tamil Nadu Fire and Rescue Services Department is to be followed scrupulicusly
2. Conditions stipulated in the NOC cited in the reference 17th issued by DGP/Director,Tamil Nadu Fire and Rescue Service Department is to be followed Scrupulously.
3. Conditions stipulated in the NOC cited in the reference 18th issued by Wing Commander.Command Air Traffic Control Officer is to be followed scrupulously
4. As per the G.O.Ms.No.171,Housing and Urban Development Department(UD4(1)),dated 30.10.2025 a charging point for Electric Vehicles shall be provided for each of the required car parking space and two wheeler parking space.In buildings where the number of dwelling units exceeds 50.car and two wheeler parking space earmarked for visitors shall be provided with fast changing points.
5. Requirement of water to be specifically mentioned with service level and mode of meeting out the requirement.Design of Sewage Treatment Plant,Disposal location of trested sewage water,Rain water harvesting structure to be designed for minimum of highest rain fall in 50years of cycle

and arrangement to be made for using it.In this regard a report certified by the empaneled agency is to be submitted before issue of Planning Permission from the District Town and Country Planning Office,Thanjavur District

6. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
7. Conditions mentioned in the No Objection Certificates obtained from the central and state Govt. Departments must be followed scrupulously.
8. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made thereunder and does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Body of the letter: 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.
9. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
10. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission.Initial verification of the documents (lease deed,sale deed,gift deed, etc.,)submitted by the applicant's is being verified for the applicant's entitlement to develop in the site.

If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property.Also,it 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 orgarization to decide on this.

11. 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
12. 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".

13. 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 documentssubmitted 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.
14. 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.
15. 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.

c. Structural Reports, Structural Drawing and Structural aspects.

d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.

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 for the site or premises or activity under various other laws.

Conditions:

1. This planning permission issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.
2. This Permit is furnished by virtue of power delegated by Thanjavur Local Planning Authority Under Sub Division 1 and 2 of Section 91-A of Tamil NaduTown and Country Planning Act 1971 (Act 35 of 1972) as amended by 22 of 1974.
3. 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 under Section 49 of Sub Section (1) of Section 54 may appeal to the Director/The Government within two months from the date of on Which the Decision or order was Communicated.
4. After the Planning Permission issued by Member Secretary Thanjavur Local Planning Authority .

i).If the details given by the applicant is found to be false (or)

ii).If the applicant fails to follow the rules andNorms, the Member Secretary concern can cancel or revise the planning permission issued.

5. Solar water heating system to be provided to the proposed 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.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.

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 Municipal Administration and Water Supply Department, dated 03.11.2004 U Trap in the septic tank design to be provided.

13. Fly Ash bricks and Materials to be used Mandatory.

14. As per GO 16 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. 10. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.

14. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

15. The Applicant / developer and also the architects / 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.

16. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Commissioner, Coimbatore Corporation if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.

17. Government Registered Electrical Contractor must be employed for wiring works during construction. Special Conditions.

The applicant remitted the required fees given below for the proposed of Construction of High Rise Residential Building.

Centage Charges for Land : 300.00/-	Dated:09.06.2026
Centage Charges for Building :Rs.1,58,000/-	Dated:09.06.2026
Infrastructure and Amenities Charges :Rs.50,95,125/	Dated:09.06.2026
Development Charges for Land:Rs.9720/-	Dated:28.05.2026
Development Charges for Building:Rs.1,04,025/-	Dated:28.05.2026
Security Deposit Charges : Rs.25,47,563/-	Dated:28.05.2026
CC Charges :Rs.2,23,925/-	Dated:28.05.2026
Shelter Charges:Rs.8,27,427/-	Dated:28.05.2026
Premium FSI Charges:Rs.1,10,08,260/-	Dated:09.06.2026
OSR Charges:Rs.34,51,079/-	Dated:18.03.2025
Display Board:Rs.10,000/-	Dated:28.05.2026
Scrutiny Charges:Rs.38,853/-	Dated:19.01.2026

The Proposal for Construction of **High Rise Residential** Building as per Section 49 of Town and Country Planning Act 1971, Planning Permission **SWP/DTCP/TLPA/BP No. 37/2026 and Duration of Permission from 30.07.2026 To 29.07.2034 (8Years)** has been granted.

(e-signed)
Member Secretary,
District Town and Country Planning Office ,
Thanjavur

Encl: Building Plan Map

Copy:

1 . Thiru.D.Venkatesan,
Thiru.C.Devarajan,
No.5,Arulananda Nagar,
2nd Street,
Thanjavur.613 001

2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.133,G-Block,1Avenue,
Anna Nagar(East),
Chennai-600 102 .

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.

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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.
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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
- 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
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- 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.