

PP

APPROVAL RECORD

Planning Permission

Theni 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.

**DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
THENI DISTRICT.**



Online Building Plan Application – Technical Clearance
Application Number: SWP/BPA/754101/2026 Dated:- 06.04.2026

: **Commercial Building**–District Town and Country Planning Office–
Theni District – Theni Taluk – Theni Allinagaram Local Planning
Area–Theni Allinagaram Municipality – Ward D, Block No:17 –
T.S.Nos.6/1, 6/2, 14/2, 14/3, 14/4, 14/6 and 14/7 [(Old S.No:
483/2, 499/2A, 500/2 & 502/3)(Part)] with a site extent of
2194.55 Sq.m (Super Imposed Area) – The Revised approval for the
Existing Construction of Commercial (Shop cum Professional
Consulting Office) building with FSI Area of 2871.83 Sq.m –
Technical Clearance issued – Forwarded for further action – Reg.

- Reference : 1. Application Reference No. SWP/BPA/754101/2026, Received on 22.01.2026.
2. The Technical Clearance already issued as **BP/SWP/DTCP [TD] No.28/2024** in Application Reference No. SWP/BPA/310050/2024, Received on 20.08.2024.
3. G.O. Ms. No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
4. G.O. Ms. No.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
5. G.O. Ms. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
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. Circular from the Commissioner of Town and Country Planning, Roc No. 7486/2009/PA2, Dated: 16.04.2009.

10. Circular from the Commissioner of Town and Country Planning, Roc No. 21075/2009/PA1, Dated: 27.06.2012.
11. Circular from the Commissioner of Town and Country Planning, Roc No. 12201/2017/PA1, Dated: 22.09.2017.
12. Circular from the Commissioner of Town and Country Planning, Roc No. 14227/2017/CP, Dated: 14.12.2017.
13. G.O. Ms. No.166, Housing and Urban Development Department, Dated: 23.11.2018.
14. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/BA2, Dated:05.02.2020.
15. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/BA2, Dated:14.08.2021
16. Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, Dated:23.04.2022
17. Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, Dated:11.04.2023
18. G.O.53, Housing and Urban Development Department, Dated: 28.02.2024.
19. G.O.53, Housing and Urban Development Department, Dated: 28.03.2025
20. G.O (Ms) No:171, Housing and Urban Development, UD4(1) Department, Dated:30.10.2025
21. DO Letter from the Director of Town and Country Planning, Roc No. 29503/2023/NPD2, Dated: 30.07.2024
22. Demand payment completed through already approved in previous SWP/BPA/310050/2024 on 19.09.2024 and 20.09.2024 (OSR & Other Charges)
23. Demand Generated through SWP/BPA/754101/2026 on 02.04.2026 and 04.04.2026
24. Demand payment completed through SWP/BPA/754101/2026 on 04.04.2026 and 06.04.2026
25. The District Officer, Fire and Rescue services, Theni PP NOC No: 8873/NOC/NMSB/2026, Dated.25.03.2026.

Order

With reference to the 1st Cited letter, applicant has requested for the Revised Approval for the Existing Construction of Commercial (Shop cum Professional Consulting Office) building at Theni District , Theni Taluk , Theni Allinagaram Local Planning Area, Theni Allinagaram Municipality in Ward D, Block No:17, T.S.Nos.6/1, 6/2, 14/2, 14/3, 14/4, 14/6 and 14/7 [(Old S.No: 483/2, 499/2A, 500/2 & 502/3)(Part)] with a site extent of 2194.55 Sq.m(Super Imposed Area). The boundary of the site has been already marked as "A to F". The Revised Technical Approval for the Existing Construction of Commercial (Shop cum Professional Consulting Office) building with FSI Area of 2871.83 Sqm in the site has been issued and numbered as **BP/SWP/DTCP [TD] No.10/2026.**(This revises the BP/SWP/DTCP [TD] No.28/2024).

Proposal Details

Site area

As per Document – 2235.88 Sq.m.

As per TSLR Extract – 2349.80 Sq.m

As per Super Imposed – 2194.55 Sq.m

Building details (Revised Area Statement)

S. No	Description	FSI Area (Sqm)	Non FSI Area (Sqm)	Total Builtup Area (Sqm)
Existing Shop cum Professional Consulting Office				
1.	Semi Basement Floor	19.17	1082.08	1101.25
2.	Ground Floor			
	(i) Office	648.59	–	648.59
	(ii) Shop	452.66	–	452.66
3.	First Floor			
	Office	1143.71	–	1143.71
4.	Second Floor			
	(i) Office	607.70	–	607.70
	(ii) Head Room –1	–	37.13	37.13

5	Terrace Floor			
	(i) Head Room –2	–	31.84	31.84
	(ii) Head Room –3	–	36.23	36.23
Grand Total		2871.83	1187.28	4059.11

$$FSI=2871.83/2194.55 = 1.31 < 2.00$$

The Technical Clearance issued with the following General and Special Conditions:

Special Conditions

1. The applicant paid the OSR fees of Rs. 31,77,213/- on 19.09.2024 (Paid in Pre file – vide SWP/ BPA/310050/2024) and Rs.170520/-(Paid in Pre file –vide offline challan no:20240920035086 on 20.09.2024) and Rs.23,36,268/- on 04.04.2026 (Paid in current file –vide SWP/BPA/754101/2026) for the 10% of land calculated based on reference 14th cited.
2. The condition stipulated in the NOC cited in the reference no: 24 is to be followed scrupulously.
3. As per Go cited in the reference no:17, Commercial, Industrial and Institutional buildings exceeding 300 square meters of Floor Space Index area, a minimum of ten percent (10%) of car and two-wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points.
4. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
5. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
6. Technical Clearance 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 under the Local Bodies Act. Technical Clearance 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.
7. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
8. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting the technical clearance and Technical Clearance. Only the entitlement to develop the land by the applicant is verified

through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer / seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.

9. 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.
10. "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.
11. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 11 Limitations of permission: 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. The Registered Architect or Register 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 the construction of building.
 - f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.
12. Building shall be used strictly as per mentioned purpose in approved Building Plan.
13. Fire NOC conditions should be followed.
14. Parking and Driveway as shown in the approved drawing must be used only for the intended purpose.

General Conditions

1. This Technical Clearance issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (**Section 49**).
2. After the Technical Clearance issued by Assistant Director, District Town and

Country Planning Office, Theni District.

- i. If the details given by the applicant is found to be false(or)
 - ii. If the applicant fails to follow the rules and Norms, the Director of Town and Country planning concern can cancel or revise the Technical Clearance issued.
3. 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.
4. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
5. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
6. 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.
7. 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.
8. Mosquito netting to be provided at Over Head Tank and well.
9. 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.
10. Fly Ash bricks and Materials must be used for construction.
11. 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.
- 12 In case the documents submitted for approval found fake the Technical Clearance would be cancelled without intimation to the applicant.
- 13 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.
- 14 Enforcement action Under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by Assistant Director, District Town and Country planning Office, Theni District. if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.

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

16. With the Reference 2 and 3 mentioned Government Orders the following conditions to be followed.

(i) When the construction reached at plinth level the Applicant should apply for CCC after getting CCC when civil works completed, then apply for completion certificate. The Applicant or buyer or a worker or any other person shall not occupy the building without valid completion certificate from Assistant Director, District Town and Country Planning Office, Theni.

(ii) The Applicant /Owner/Builder/Promoter/ Power of Attorney Holder and any other Person who is acquiring interest on the Property for which Technical Clearance is issued, shall not put the building to use without obtaining Completion Certificate from the Assistant Director, District Town and Country Planning Office, Theni

(iii) a) The Applicant /Owner/Builder/Promoter/ Power of Attorney Holder and any other Person who is acquiring interest on the Property for which Technical Clearance is issued, shall submit the application along with the plan showing the Site Boundary, dimension of the building and the setback on all around and the plan must be authenticated by the Applicant and Architect/Structural Engineer / Licensed surveyor for the issue of Construction Continuance Certificate (CCC).

Fees paid in current file (cited in Ref.no:24– SWP/BPA /754101 /2026)

Sl. No.	Charges		Amount Paid in Rupees	Amount Paid date
1.	Scrutiny Fees	Online	7581.00	22.01.2026
		Offline	4100.00	06.04.2026
2.	Open Space Reservation Area charges (Challan No.20260404001844 Dated: 04.04.2026)		2336268.00	04.04.2026
3.	Centage Charges (Challan No: 2026406027051 Dated: 06.04.2026)	for Building	3000.00	06.04.2026
4.	Infrastructure and Amenities charges (Challan No: 2026406027051 Dated: 06.04.2026)		21996.00	06.04.2026
5.	Development Charges for Building		172.00	06.04.2026

Fees Paid in Pre file (cited in Ref.no:22) (Existing Approval No:BP/SWP/DTCP/(TD) NO:28/2024)

Sl. No	Charges		Amount Paid in Rupees	Amount Paid date
1.	Scrutiny Fees	Online	12510.00	20.08.2024 (vide SWP BPA/ 310050 /2024)
2.	Open Space Reservation Area charges	Online	3177213.00	19.09.2024 (vide SWP/ BPA/ 310050/2024)
		Offline	170520.00	Challan No:20240920035086 Dated:20.09.2024
3.	Centage Charges	for Land	300.00	23.09.2024 (vide SWP/ BPA/ 310050/2024)
		for Building	3000.00	
4.	Infrastructure and Amenities charges		563436.00	23.09.2024 (vide SWP/ BPA/ 310050/2024)
5.	CC Charges		45711.00	23.09.2024 (vide SWP/ BPA/ 310050/2024)
6.	Display Board		1500.00	23.09.2024 (vide SWP/ BPA/ 310050/2024)
7.	Security Deposit Charges		281718.00	23.09.2024 (vide SWP/ BPA/ 310050/2024)
8.	Development Charges for Building		4247.00	23.09.2024 (vide SWP/ BPA/ 310050 / 2024)
9.	Development Charges for Land		940.00	23.09.2024 (vide SWP/ BPA/ 310050/2024)

The Assistant Director,
District Town And Country Planning Office,
Theni District.

To

The Commissioner/ Member Secretary,
Theni– Allinagaram Municipality/ Local Planning Authority,
Theni Taluk,
Theni District

Copy to

1. Thiru. K.B.Sarveswararaja, Thiru. K.B.Balaramaraja & Tmt. K.S.Rathika
64, N R T Nagar,
Theni District – 625531.

2. The Chair Person,
TNRERA Building,
No.133, G-Block, I Avenue,
Anna Nagar (East),
Chennai –600 102.

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.

[/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.

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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
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Services we run
for you
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The LandLens
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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

Verified RealEstate
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OMR Thoraipakkam,
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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.

