PP APPROVAL RECORD

Planning Permission

Survey 19/2A2

Marikundu, Aundipatti taluk

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.

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

+91 9996 12 9996

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DISTRICT TOWN AND COUNTRY PLANNING OFFICE, THENI DISTRICT.

Online Building Plan Application – Technical Clearance

ication Number: SWP/BPA/939638/2026 Dated:- 04.11.2026

Subject : **Commercial Building** – District Town and Country Planning Office- Theni District– Aundipatti Taluk– Aundipatti Panchayat Union– Marikundu Panchayat / Village – S.F.No.19/2A2 with a site extent of 2025.00 Sq.m –The Proposed Construction of Commercial (Restaurant cum Meeting Hall) building with FSI Area of 1934.73 Sq.m-Technical Clearance issued - Forwarded for further action - Reg.

Reference :

1. Application Reference No. SWP/BPA/939638/2026, Received on 30.08.2026.
2. G.O. Ms. No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
3. G.O. Ms. No.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
4. G.O. Ms. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
5. G.O. Ms. No.86, Housing and Urban Development Department, Dated: 28.03.2012
6. G.O. Ms. No.85, Housing and Urban Development Department, Dated: 16.05.2017
7. G.O. Ms. No.01, Housing and Urban Development Department, Dated: 05.01.2021
8. Circular from the Commissioner of Town and Country Planning, Roc No. 7486/2009/PA2, Dated: 16.04.2009.

9. Circular from the Commissioner of Town and Country Planning, Roc No. 21075/2009/PA1, Dated: 27.06.2012.
10. Circular from the Commissioner of Town and Country Planning, Roc No. 12201/2017/PA1, Dated: 22.09.2017.
11. Circular from the Commissioner of Town and Country Planning, Roc No. 14227/2017/CP, Dated: 14.12.2017.
12. G.O. Ms. No.166, Housing and Urban Development Department, Dated: 23.11.2018.
13. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/BA2, Dated:14.08.2021
14. Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, Dated:23.04.2022
15. G.O.53, Housing and Urban Development Department, Dated: 28.02.2024.
16. G.O.53, Housing and Urban Development Department, Dated: 28.03.2025
17. G.O (Ms) No:171, Housing and Urban Development, UD4(1) Department, Dated:30.10.2025
18. DO Letter from the Director of Town and Country Planning, Roc No. 29503/2023/NPD2, Dated: 30.07.2024
19. Demand Generated through SWP/BPA/939638/2026 on 03.11.2026
20. Demand payment completed through SWP/BPA/939638/2026 on 03.11.2026.
21. The Assistant Director of Town and Country Planning, Theni District Proceeding Roc No. SWP/BPA/939638/2026/TD2, Dated.29.10.2026. (AD DTCP/THENI (Dry Land) Prior Concurrence No.21/2026)
22. G.O.149,Housing and Urban Development (UD4(1) Department, Dated: 31.07.2026(Amendment regarding Change of Land Use – from Agriculture Purpose to Non Agriculture purposes in Non Planning Areas)

23. The Commissioner of Town and Country Planning Circular Roc No.7216/2024/TCP5, Dated: 17.08.2026 (Guidelines regarding Dry Land Conversion - Power delegates to District Town and Country Planning Office)
24. The District Officer, Fire and Rescue services, Theni PP NOC No: 13233/NOC/NMSB/2026, Dated: 03.11.2026.

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Order

With reference to the 1st Cited letter, applicant has requested the approval for Construction of Commercial (Restaurant cum Meeting Hall) building with FSI Area of 1934.73 Sq.m at Theni District, Aundipatti Taluk, Aundipatti Panchayat Union, Marikundu Panchayat/Village, S.No.19/2A2 with a site extent of 2025.00 Sq.m. The boundary of the site has been marked as "**A to D**".

The Technical Clearance for The Proposed Construction of Commercial (Restaurant cum Meeting Hall) building with FSI Area of 1934.73 Sq.m in the site has been issued and numbered as **BP/SWP/DTCP [TD] No. 23/2026.**

Proposal Details

Site area

As per Document – 2025.00 Sq.m

As per Patta – 2025.00 Sq.m

Proposed Building details

Sl. No	Description	FSI Area (Sqm)	Non FSI Area (Sqm)	Builtup Area (Sqm)
Proposed Commercial (Restaurant cum Meeting Hall) Building				
1.	Ground Floor	644.91	-	644.91
2.	First Floor	644.91	-	644.91
3.	Second Floor	644.91	-	644.91
4.	Terrace Floor	-	40.83	40.83
	Grand Total	1934.73	40.83	1975.56

FSI=1934.73/2025.00 = 0.95<2.00

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

Special Conditions

1. The applicant paid the OSR fees of Rs. 10328/- on 03.11.2026 for the 10% of land calculated based on reference 13th cited.
2. The condition stipulated in the NOC cited in the reference no: 24 is to be followed scrupulously.
3. The Existing shed as shown in the approved plan should be demolished as per the applicant's affidavit.
4. 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.
5. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
6. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
7. 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.
8. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
9. **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.

10. 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.

11. "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.

12. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And G.O. Ms. No.53, Housing and Urban Development Department, Dated: 28.03.2025 under rule 9 concerned local body should collect the 3% Guideline Value as Land conversation charges, before issuing the final approval

    Head of Account:
    0217 Urban Development –
    60 other Urban Development Schemes –
    800 other Receipts –
    AS Receipts under Land Use Conversion Charges-
    227 Non-Taxation fees –
    09 Collections (DPC: 0217-60-800-AS 22709).

13. 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.

14. Building shall be used strictly as per mentioned purpose in approved Building Plan.
15. Fire NOC conditions should be followed.
16. 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 47A**).
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.

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 details

Sl. no.	Charges		Amount Paid in Rupees	Amount Paid date
1.	Scrutiny Fees	Online	7137.00	30.08.2026
2.	Open Space Reservation Area charges (Challan No: 20261103061376 Dated: 3.11.2026		10328.00	3.11.2026
3.	Centage Charges (Challan No: 20261103069981,Dated: 3.11.2026)	for Land	300.00	3.11.2026
4.		for Building	8000.00	3.11.2026
5.	Infrastructure and Amenities charges (Challan No: 20261103069981, Dated: 3.11.2026		364720.00	3.11.2026
6.	CC Charges		21313.00	3.11.2026
7.	Display Board		1500.00	3.11.2026

8.	Security Deposit Charges	182360.00	3.11.2026
9.	Shelter Fund Charges.	Not applicable	
10.	Development Charges for Building	1980.00	3.11.2026
11.	Development Charges for Land	810.00	3.11.2026

Assistant Director,
District Town and Country Planning Office,
Theni District.

To

The President /The Special Officer,
Marikundu Panchayat,
Aundipatti Panchayat Union,
Aundipatti Taluk,
Theni District.

Copy to:

1.Thiru.V.Kalusivalingam,

5A, Airport Main Road,
Perungudi,
Madurai – 625 022.

2. The Chair Person,
TNRERA Building,
No.133, G-Block, I Avenue,
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.

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.