

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi
Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

PURPOSE
Building Plan

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

Online Building Plan Application-Planning Permission

Dated: 3/7/23 6:48 PM

From:

Joint Director / Deputy Director / Assistant

51, West car street, Thoothukudi- 628 002.

TO:

Commissioner
Thoothukudi Corporation,
Thoothukudi District.

Online Application Number:

SWP/BPA/002970/2023

Submitted Date :

-

Sir,

Subject:

Office Building – Office of the Thoothukudi District Town and Country Planning – Thoothukudi City Municipal Corporation – Sankaraperi village – Ward: B – Block: 15 - T.S.NO: 24/3B,4 with an extent of 1942.80 sq.m - Proposed Additional construction in the existing approved Business office Building to an FSI Area of 1022.32 Sq.m – Planning permission issued - forwarded for further action - Reg.

Reference:

1. Application Reference No. SWP/BPA/002970/2023 Received Dated:15.11.2022
2. 2.DTCP Chennai online Building Plan Application-Technical Concurrence Date:20.02.2023
3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017
5. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021
6. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
7. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
8. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017
9. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
10. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
11. Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017 of Director of Town and Country Planning, Chennai (Circular)
12. Letter Roc No. 14227/2017/CP, Dated: 14.12.2017 of Director of Town and Country Planning, Chennai (Circular)
13. Station officer, Thoothukudi District Fire & Rescue service department R.C.No.10650/A/2022, Date.04.11.2022.
14. Assistant Director, Thoothukudi District Town and Country Planning Proceeding Roc.No:264/2022, dated: 02.09.2022.
15. Station Officer Fire & Rescue Service station, Sipcot Thoothukudi Roc.No:11/2022 , Date:30.03.2022
16. .L.P.A Meeting Resolution No 12, Dated 15.11.2022
17. Demand payment Request letter dated :03.03.2023
18. Applicant Demand Remittance letter dated: 06.06.2023.

Body of the letter: With reference to the 1st Cited letter, applicant has requested for the approval of proposed additional construction in the existing approved building reference letter 14 th cited of M/S. Vijayalakshmi Infrastructure Private Limited at Thoothukudi District, Thoothukudi City Municipal Corporation, Sankaraperi village, Ward: B, Block: 15, T.S.NO: 24/3B,4 with an extent of 1942.80 sq.m. The boundary of the site has been marked as "A to D" and Approval for the site issued and numbered as B.P/DTCP No: 58/2023. The said building is hereby granted planning permission under Section 49 of the Development Act 1971 numbered as P.P/TUTY No: 05/2023 subject to the following special terms and conditions. The Planning permission for the Proposed Construction of Business Office Building with approved FSI Area of 1698.67 Sq.m and Proposed additional FSI Area of 1022.32 Sq.m.

Total FSI area = 2720.99 Sq.m

Proposal Details

Area of Site - 1942.80 Sq.m.

Existing building approved area

Description	FSI(Sq.m)	Non FSI Area(Sq.m)	Total Buildup Area (Sq.m)
Stilt Floor	-	484.76	484.76
First Floor	637.75	-	637.75
Second Floor	637.75	-	637.75
Third Floor	423.17	-	423.17
Head Room	-	23.13	23.13
Total	1698.67	507.89	2206.56

Proposed Additional Building Area

Description	FSI (Sq.m)	Non FSI Area (Sq.m)	Total Buildup Area (Sq.m)
Stilt Floor	-	469.42	469.42
Ground Floor	284.15	-	284.15
First Floor	284.15	-	284.15
Second Floor	454.02	-	454.02
Head Room	-	23.18	23.18
Total	1022.32	492.60	1514.92

FSI – 1.40

The Planning permission issued with the following General and Special Conditions: -

Special Conditions

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
3. 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 under the 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.
4. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
5. 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, 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.

6. 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.

General Conditions

1. Solar water heating system to be provided to the proposed Institutional building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
3. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Department of Municipal Administration and Water Supply, Dated:04.02.2019 & 31.01.2020.
4. 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.
5. Mosquito netting to be provided at OHT and well
6. Fire rescue equipment should be provided as per Rules
7. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
8. Fly Ash bricks and Materials must be used for construction.
9. As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019, rule10(7) a display board of size 60cm x 120 cm to be erected which shows site details, building details and Registered engineer details at the place of construction.
10. Seismic Resistance Procedure to be Follow
11. Provide Sufficient Fire Resistance and Fire equipment in proposed Building
12. .Approved order and drawing copies to be handover to buyer by the owner by the time of sale.
13. Enforcement action Under section 56&57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Commissioner, Thoothukudi Corporation if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.
14. The Applicants/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
15. With the Reference 4 and 5 mentioned Government Orders and Reference No 11 mentioned Circular the following conditions to be follow
 - (i)When the construction reached at plinth level the applicant should apply for CCC after getting CCC when the construction completed civil works 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 Thoothukudi District Dtcp Office.
 - (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/Member Secretary, Thoothukudi district Dtcp Office.
 - (iii) a) Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which 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/Engineer/Licensed Surveyor for the issue of Construction Continuance Certificate (CCC) nuance Certificate (CCC)
 - b) Also, 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 a drawing/plan showing the actual Construction made at site when the construction is completed without any requirement of further civil works for the issue of Completion Certificate (CC)

(iv) 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 comply and other condition/directions stipulated in the operational guidelines issued/subsequently to be issued by the DTCP

The following fee and charges are collected as follows (Existing & Proposal Building)

Existing building: (File No:264/2022, TUTY, Dt:02.09.2022) Approved No:

BUILDING APPROVED NO:40/2022

Existing building approved amount paid details

OSR Charge Rs. 2125500.00, Dated : 18.08.2022

Centage Charge Rs. 1500.00, Dated : 21.04.2022

Development charge for Rs29500.00, Dated:07.04.2022

Infrastructure and Amenities Charges Rs. 319500.00 Dated :26.04.2022

Security Deposit Charges Rs160000, Dated : 07.04.2022

Display Board Charges Rs. 1500.00, Dated : 07.04.2022

Proposal Building :

Scrutiny Charge Rs. 1030.00, Dated : 16.11.2022

Centage Charge for Land Rs. 300.00, Dated : 06.03.2023

Centage Charge for Building Rs. 2200.00, Dated : 06.03.2023

Development charge for land Rs. 7772.00, Dated:06.03.2023

Development charge for for Building Rs. 40950.00, Dated:06.03.2023

Infrastructure and Amenities Charges Rs. 192324.00 Dated :06.03.2023

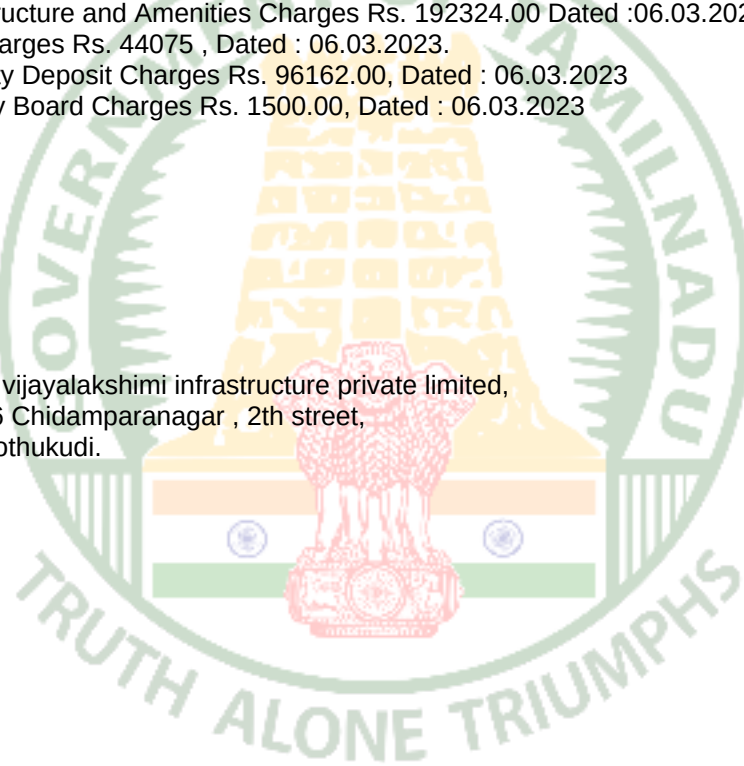
CC Charges Rs. 44075 , Dated : 06.03.2023.

Security Deposit Charges Rs. 96162.00, Dated : 06.03.2023

Display Board Charges Rs. 1500.00, Dated : 06.03.2023

To
M/S vijayalakshmi infrastructure private limited,
No.6 Chidambaranagar , 2th street,
Thoothukudi.

Member sectary (i/c)
Thoothukudi local planning Authority
District of Town and Country Planning



JD/DD/AD
District Town & Country Planning Office District

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.

