

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi
Thoothukkudi 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 – Thoothukudi District

106J-37, Millerpuram 2nd Street, (Near Vikasa School) Thoothukudi - 636 005

Online Building Plan Application – Planning Permission

Application No. SWP/BPA/007489/2023

Date: 10.06.2023

Sir,

Subject: Industrial Building - Office of the Thoothukudi District Town and Country Planning – Thoothukudi District – Kayathar Taluk – Kayathar Panchayat Union – Mudukkalankulam Panchayat – Mudukkalankulam Village – S.F.No. 2/3 with an Site Extent of 18700.00 Sq.m – Proposed Additional Construction of building having an FSI Area of 4478.68 Sq.m – Industrial Building – Technical Concurrence issued - Forwarded for further action – Regarding.

Reference:

1. Director of Town and Country Planning, Chennai Order No. Roc no. SWP/BPA/007489/2023, Dated: 27.04.2023.
2. Made by Applicant Thiru. A. Antony Arasangamani - Online Application Reference No. SWP/BPA/007489/2023, Received Dated: 20.02.2023.
3. Assistant Director/ Member Secretary, Thoothukudi District Town and country Planning office Online Application No. SWP/BPA/007489/2023, Dated: 07.03.2023 (Forwarded to DTCP Chennai)
4. Deputy Director (i/c), Tirunelveli Region, Proceeding Roc No. 1414/2015/TVL Re3, Dated: 10.08.2015.
5. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021.
8. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
9. G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
10. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020.
11. Circular from the Director of Town and Country Planning, Roc no. 14063/2020/ Special Cell dated 13.10.2020.
12. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
13. Circular from the Director of Town and Country Planning, Roc No. 7486/2009/BA2, Dated: 16.04.2009.

- 14.Circular from the Director of Town and Country Planning, Roc no.21075/2009/BA1, Dated: 27.06.2012.
- 15.Circular from the Director of Town and Country Planning, Roc No. 12201/2017/BA1, Dated: 22.09.2017.
- 16.Circular from the Director of Town and Country Planning, Roc No. 14227/2017/Special Cell, Dated: 14.12.2017.
- 17.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/BA2, Dated: 05.02.2020.
- 18.District Officer, Fire and Recuse Services, Thoothukudi, Roc No. 665/A/2023, Dated: 31.01.2023.
- 19.Demand payment Request letter, Dated: 15.05.2023.
- 20.Applicant Thiru. A.Antony Arasangamani, Demand Remittance letter, Dated: 02.06.2023

Vide the Online application 2nd cited, in the reference applicants have requested for the approval of Proposed Additional construction of Industrial Building at Thoothukudi District, Kayathar Taluk, Kayathar Panchayat Union, Mudukkalankulam Panchayat, Mudukkalankulam Village of S.F.No. 2/3, Site Extent of 18700.00 Sq.m. FSI Area 3000.26 Sq.m (Approved) and Proposed additional FSI Area of 4478.68 Sq.m. and Total FSI area of 7478.94 Sq.m. and after scrutiny the same was forwarded to Director of Town and Country Planning, Chennai online for Concurrence on 07.03.2023.

In continuation to that, with reference to the letter 1st cited, The Technical Clearance for the Proposed Additional Construction of building has been issued by the Director of Town and Country Planning, Chennai, Roc No. SWP/BPA/007489/2023, Dated: 27.04.2023 under the following Special and General Conditions.

The boundary of the site has been marked as "A to H" and The Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 152 /2023 from 10-06-2023 to 09-06-2031 (8 Years)**

The area statement for the Proposed Additional Industrial Building is as below

Area of the Site – 18700.0 Sq.m.

Existing Approved Area – 3000.26 Sq.m.

Proposed Building Details: Industrial Building

Sl.No.	Description	FSI (Sq.m)	Non FSI (Sq.m)	Total Built up Area (Sq.m)
1	Industrial Block (G.F)	4464.64	-	4464.64
2	Watchman Room (G.F)	14.04	-	14.04
	Total Area	4478.68	-	4478.68

Proposed FSI Area – 4478.68 Sq.m.

Total FSI Area – 7478.94 Sq.m.

FSI Achieved – 0.4

SPECIAL CONDITIONS

1. The OSR 1 to 4 having an OSR area of 1873.53 Sq,m shown in the site plan should be retained as Open Space Reservation as per TNCD&BR-2019, Rule No.41(1)(i).
2. According to the Circular No.12544/14/CB dated: 04.07.2014 stating that, The Director of Town and Country Planning Department has not Legally certified the title to the ownership by granting technical clearance. Before issuing technical clearance ensuring the primary development rights of the applicant by verifying (lease deed, sale deed, gift deed, etc.)
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. Conditions stipulated in the No Objection certificates obtained from the central and state Govt Departments must be followed scrupulously.
5. 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 of Tamil Nadu combined development and building rules, 2019, (TNCD&BR-2019). 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 as prescribed TNCD&BR – 2019.
6. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
7. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 mentioned rules and regulation should be followed.

8. Any person wishing to purchase the property must individually ascertain the ownership of the property to the applicant. Also, if any dispute arises over individual rights, 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.
9. Government Registered electrical Contractor must be employed for wiring works during construction.
10. Ref No.18 District Officer, Fire and Recuse Services, Thoothukudi issued terms and Condition to be followed and Local body Should monitor these before getting Final Approval.
11. "The Provisions in the G.O(MS) No. 17. H&UD [UD4(3)], Department, dated: 05.02.2016 shown in Reference - 8 & 9 relating to installation and use of solar energy system, should be followed

GENERAL CONDITIONS

1. As per TNCD&BR-2019, Rule No. 44(1)(a)(ii)(h) Solar water heating system to be erected at the 1/3 portion of total terrace area of the proposed building.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained.
4. 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.
5. 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.
6. Mosquito netting to be provided at OHT and Well.
7. Fire rescue equipment should be provided as per Rules.
8. As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided
9. Fly Ash bricks and Materials must be used for construction.
10. As per G.O 18, MAWS, dated: 04.02.2019 a display board of size 60cm x 120cm to be erected which shows site details, building details and corporation engineer details at the place of construction, FSI and Setbacks should be Retained as per Approval Drawing.
11. Seismic Resistance Procedure to be Followed
12. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID

13.Enforcement action Undersection 56&57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Block Development Officer, Kayathar Panchayat Union if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.

The following fee and charges are collected as follows:

Scrutiny Charge Rs. 37332.00, Dated: 20.02.2023.

Centage Charge for Building Rs. 2500.00, Dated: 02.06.2023.

Infrastructure and Amenities Charges Rs. 842052.00, Dated: 02.06.2023.

Display Board Charges Rs. 1500.00, Dated: 02.06.2023.

Shelter Charges Rs. 493.00, Dated: 02.06.2023.

Enclosure

Original Map and Condition - 2 sets

To,

Block Development Officer,
Kayathar Panchayat Union,
Kayathar Taluk
Thoothukudi District.

Copy to

1.Thiru. A.Antony Arasangamani,
2C1, Ward-11,
Bangalow 5th Street,
Kovilpatti Town,
Kovilpatti Taluk,
Thoothukudi District.

2.Technical Record – 1 Set

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.

[/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

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



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Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

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