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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/0009510/2023

Date: 15.07.2023

Sir,

Subject: Commercial (Shop) Building - Office of the Thoothukudi District Town and Country Planning – Thoothukudi District – Kovilpatti Taluk – Thittankulam Panchayat – Thittankulam Village- S.F.No. 274/4 Extent of 1950.00 Sq.m - Ground Floor Proposed Commercial (Shop) Building – Technical Clearance issued - forwarded for further action - Regarding.

Reference:

- 1.Made by Applicant Thiru.Mohammed Fayas - Online Application No. SWP/BPA/0009510/2023, Dated: 08.05.2023
- 2.G.O.86, Housing and Urban Development Department, dated 28.03.2012.
- 3.G.O.85, Housing and Urban Development Department, dated 16.05.2017.
- 4.G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020
- 5.G.O.18, Housing and Urban Development Department, dated 04.02.2019
- 6.Circular from the Commissioner of Town and Country Planning, Roc no.7486/2009/PA2 dated 16.04.2009.
- 7.Circular from the Commissioner of Town and Country Planning, Roc no.21075/2009/PA1 dated 27.06.2012
- 8.Circular from the Commissioner of Town and Country Planning, Roc no.12201/2017/PA1 dated 22.09.2017
- 9.Circular from the Commissioner of Town and Country Planning, Roc no.14227/2017/Special Cell dated 14.12.2017
- 10.Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell dated 31.05.2018
- 11.G.O.138, Housing and Urban Development Department, dated 04.06.2004
- 12.G.O.01, Housing and Urban Development Department, dated 05.01.2021
- 13.Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/PA2 dated 05.02.2020.
- 14.Principal Secretary, Housing and Urban Development Department Roc no.8449/UD4(3)/2020-2 dated 23.09.2020

15. G.O.79, Housing and Urban Development Department, dated 04.05.2017
16. Joint Director, Agriculture Department, Thoothukudi Roc No. T3/4850/2023, Dated: 10.06.2023.
17. District Officer, Thoothukudi, Fire and Recuse Services letter K.Dis No. 5374/A/2023, Dated: 06.06.2023.
18. Demand payment Request letter dated 05.07.2023
19. Applicant Thiru.Mohammed Fayas, Demand Remittance letter dated 07.07.2023

Vide the Online application 1st cited, in the reference applicants have requested for the approval of Proposed Commercial (Shop) Building in Thoothukudi District – Kovilpatti Taluk – Thittankulam Panchayat – Thittankulam Village- S.F.No. 274/4 Extent of 1950.00 Sq.m Seeking Approval for Ground Floor Proposed Commercial (Shop) Building of FSI Area 1011.35 Sq.m. The Site has been marked as “A To D”.

The Technical Clearance is issued under section 47A of Town and Country Planning Act, 1971 and the following Special and General Conditions for the above proposal and numbered as **Technical Clearance No: SWP/THOOTHUKUDI/BPA/AD/DTCP No. 17/2023 from 15-07-2023 to 16-07-2031 (8 Years)**

The area statement for the Proposed Commercial (Shop) Building is as below

The Proposed Commercial (Shop) Building Area
Area of the Site – 1950.0 Sqm.

Floor Details	Built-up Area	FSI Area
Main Block - Ground Floor	1001.00	1001.00
Toilet Block - Ground Floor	10.35	10.35
Total Area	1011.35	1011.35

FSI – 0.52

SPECIAL CONDITIONS

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations
2. Conditions mentioned in the No Objection certificates obtained from the central and state Govt Departments must be followed scrupulously
3. 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. Planning Permission is issued subject to the condition that the applicant / developer and also the Architect / Licensed Surveyor 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. 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 and planning permission. Only the applicant's right over the property to propose such developments, will be verified on the basis of submitted supporting documents such as 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 arises dispute of individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the appropriate organization to decide this

6.“The Provisions in the G.O(MS) No. 17. H&UD [UD4(3)], Department, dated: 05.02.2016 shown in Reference -3 relating to installation and use of solar energy system, should be followed

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

8.Building shall be used strictly as per mentioned purpose in Approved Building Plan

9. 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 plot. And under rule 9 concerned local body should collect the 3% Market Land 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-27 non-Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

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 & Act 2016, The promoter has to advertise, 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.”

GENERAL CONDITIONS

- 1.The Technical Clearance is issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 47A)
- 2.If the application applied under 49 or 64 (1) of Tamil Nadu Town and Country Planning Act 1971 is rejected or refused, the Applicant under section 80 of Tamil Nadu Town and county Planning Act 1971 can Appeal within two months from the date of issue of this order to Director of Town and Country Planning, Chennai
- 3.In case the documents submitted for approval is found to be fake or fraudulently the Technical Concurrence will be cancelled without any prior intimation to the applicant
- 4.Rain water Harvesting should be provided as per the direction mentioned in GO(Ms)No.18, Municipal Administration and Water supply Department Dated:04.02.2019 and also Necessary Fire Resistance Equipment shall be provided in the proposed Building
- 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.Fly Ash bricks and Materials to be used Mandatory
- 7.Setbacks should be Retained as per Approved Drawing
- 8.As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided
- 9.If the proposed building comes under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) Consent from the TNPCB should be obtained
- 10.No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained
- 11.Mosquito netting to be provided at OHT and well
- 12.Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at the applicant's own cost.
- 13.As per GO 16 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
- 14.Parking area to be utilized only for parking purpose mentioned as per approved drawing
- 15.Government Registered electrical Contractor must be employed for wiring works during construction
- 16.Seismic Resistance Procedure to be Followed
- 17.Provide Sufficient Fire Resistance and Fire equipment in proposed Building

18.Approved order and drawing copies shall be handed over to buyer by the owner at the time of sale

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

20.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

21.With the Reference 4 and 5 mentioned Government Orders and Reference No 10 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 Salem Local Planning Area

(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, Salem Local Planning Authority, Salem

(iii) a) 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)

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

Scrutiny Charge Rs. 5175.00, Dated: 08.05.2023

OSR Charge – Nil

Centage Charge for Land Rs. 300.00, Dated: 07.07.2023

Centage Charge for Building Rs. 400.00, Dated: 07.07.2023

Infrastructure and Amenities Charges Rs. 190256.00, Dated: 07.07.2023

CC Charges Rs. 10893.00, Dated: 07.07.2023

Security Deposit Charges - Rs. 95128.00, Dated: 07.07.2023

Display Board Charges Rs. 1500.00, Dated: 07.07.2023

Shelter Charges – Nil

Premium FSI Charges – Nil

Enclosure

Original Map and Condition - 2 sets

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

To.

The President,
Thittankulam Panchayat,
Kovilpatti Taluk
Thoothukudi District.

Copy to

1. Thiru.Mohammed Fayas,
2/60A, Melathathaiyarkulam,
Agastheeswaram – 629001,
Kanniyakumari District - 1 Set

2.Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008 - 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.

[/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

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
/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.

