

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 – 628 008.

Online Building Plan Application – Planning Permission

ROC NO: SWP/BPA/0015836/2024

Date: 24/12/2024

Subject:

HRB - Commercial Building (IT Building) - Office of the Thoothukudi District Town and Country Planning – Thoothukudi District – Thoothukudi Local Planning Area - Thoothukudi Taluk – Thoothukudi Corporation – Meelavittan Part II village - S.F.No. 920/1C2, 920/6B2 & 920/7C2 - Site extent of 16850.00sq.m - Proposed Construction of IT Building (Commercial) consisting of Ground Floor + First Floor + Second Floor + Third Floor and Fourth Floor having FSI Area of 6186.75sqm – Planning Permission issued - forwarded for further action – Regarding.

Reference:

1. Applicant. The Chief Engineer Tidel Park, Online Application Reference No.SWP/BPA/0015836/2023, Dated:11.10.2023
2. The Director of Town & Country Planning Department, Chennai, Roc No: SWP/BPA/0015836/2024 dated 20.12.2024
3. G.O.(2D)No.366, Housing and Urban Development (UD4(1)Department, Dated: 30.09.2024 (Land use conversion)
4. District Collector, Thoothukudi District proceedings Roc No.T3/17734/2021,Dated: 31.01.2023
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.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
8. G.O.18, Housing and Urban Development Department, dated 04.02.2019
9. G.O.1, Housing and Urban Development Department, dated 05.01.2021
10. G.O.54, Housing and Urban Development Department, dated 12.03.2020
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/SplCell, Dated: 14.12.2017.
14. DGP/Director, Tamil Nadu Fire and Rescue Services Department, Lr.R.Dis.No.10045/C1/2024, dated:02.08.2024 PP.Noc.149/2024.
15. Airport Authority of India NOC ID TUTI/SOUTH/ B/ 012224/ 892693, dated.02.02.2024.

16. TANTRANSCO NOC Executive Engineer Lr.No:EE/O/ 230KV Auto SS/MPM/TTN-5/ F.Doc/D.No:382/2024,Dated-30.05.2024.
17. Structural Design and drawings vetted by Professor, Division of Structural Engineering, Department of civil Engineering, Anna University, Chennai, Dated: 08.05.2023.
18. Demand payment Request letter dated: 20.12.2024.
19. M/s The Chief Engineer Tidel Park, Demand Remittance Letter Dated: 21.12.2024 and 23.12.2024.
20. District Office Roc No. 3059/2024 Shelter Fund E-Receipt Details
21. Prior concurrence from District Collector / Chairman of Thoothukudi Local planning Authority for issuing of planning permission Dated: 23.10.2024

Vide the Online application 1st cited, in the reference applicant has requested for the approval of Commercial Building in Thoothukudi District, Thoothukudi Taluk, Thoothukudi Local Planning Area, Thoothukudi Corporation, Meelavittan Part II village in S.F.No. 920/1C2, 920/6B2 & 920/7C2 Site extent of 16850.00sq.m of Proposed Construction of IT Building (Commercial) consisting of Ground Floor, First Floor, Second Floor, Third Floor and Fourth Floor having FSI Area of 6186.75sqm

In continuation to this, as per 2nd cited reference, Technical Concurrence has been issued by the Director, Directorate of Town and Country Planning, Chennai via ROC No: SWP/BPA/0015836/2024, dated 20.12.2024

The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P / DTCP No: 615 /2024** and the boundary of the site has been marked as “**A to I**”.

Further Planning Permission is issued and Numbered as **SWP/THOOTHUKUDI/B.P. A/A. D/D.T.C. P No. 97/2024 (SWP/TUTY)** from **24.12.2024 to 23.12.2032**.

The Area Statement for the Proposed High Rise HRB IT Building (Commercial) is as below:

Proposed HRB IT Building (Commercial) Area Details

Building Details	FSI area in Sq.m	Non FSI area in Sq.m	Total Builtup area in Sq.m
Block – 1 [Commercial Building (IT Building)]			
Ground Floor	1225.00	-	1225.00
First Floor	1205.21	-	1205.21
Second Floor	1205.21	-	1205.21
Third Floor	1205.21	-	1205.21
Fourth Floor	1205.21	-	1205.21
Head Room + Electrical Room	23.36	67.92	91.28
Pump Head Room	24.60	-	24.60
Security Room	-	6.25	6.25
EB-Sub Station	92.95	-	92.95
Total	6186.75	74.17	6260.92

Total FSI Area: 6186.75sqm

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

Special Conditions

1. The OSR (earmarked as 1 to 4) 1700.00 Sq. m shown in the site plan maintained after getting Permission from the Executive Authority of concern local body as per Rule No.41(5) of TNCDBR 2019
2. Conditions stipulated in the NOC cited in the reference Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously
3. Structural Design and drawings Engineering, Department of civil Engineering, Anna University, Chennai followed scrupulously. Site / Structural Engineer concerned has to scrutinize the details and implement at site as per the detailed drawings and specification
4. It is THE 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. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules 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 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 Town and Country Planning Department is not legally certifying the title to the ownership by granting this Technical Clearance and Planning Permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant was verified for the applicant's entitlement to develop in the site.

If any person wishes to purchase the property, he/she 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

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.

General Conditions

1. Solar water Heating system to be provided to the proposed IT Building (Commercial) Solar photo Voltic panels can be erected at the 1/3rd portion of total terrace floor area
2. Parking area to be utilized only for parking purpose mentioned as per Approved drawing.
3. No additions / alterations to be made without getting prior permission from 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 & 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 G.O. 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. 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 professional details including quality auditor details at the place of construction

The following fee and charges are collected as follows

Scrutiny Charge – Rs. 37921.00, Dated: 11.10.2023

C.C.Charges Rs. 70000.00, Dated: 21.12.2024

Centage Charge for Building Rs. 30000.00, Dated: 21.12.2024

Centage Charge for Land Rs. 5000.00, Dated: 21.12.2024

Development Charges for Building – Rs. 63000.00, Dated: 21.12.2024

Development Charges for Land – Rs. 68000.00, Dated: 21.12.2024

Display Board Charges Rs. 10000.00, Dated: 21.12.2024

Infrastructure and Amenities Charges Rs. 2320125.00, Dated: 21.12.2024

OSR Charges – Nil

Premium FSI Charges – Nil

Security Deposit Rs. 1161000.00, Dated: 21.12.2024

Shelter Charges – 248000 (challan number 20241223005527)
,dated 23.12.2024 (Ref. File Noc 3059/2024)

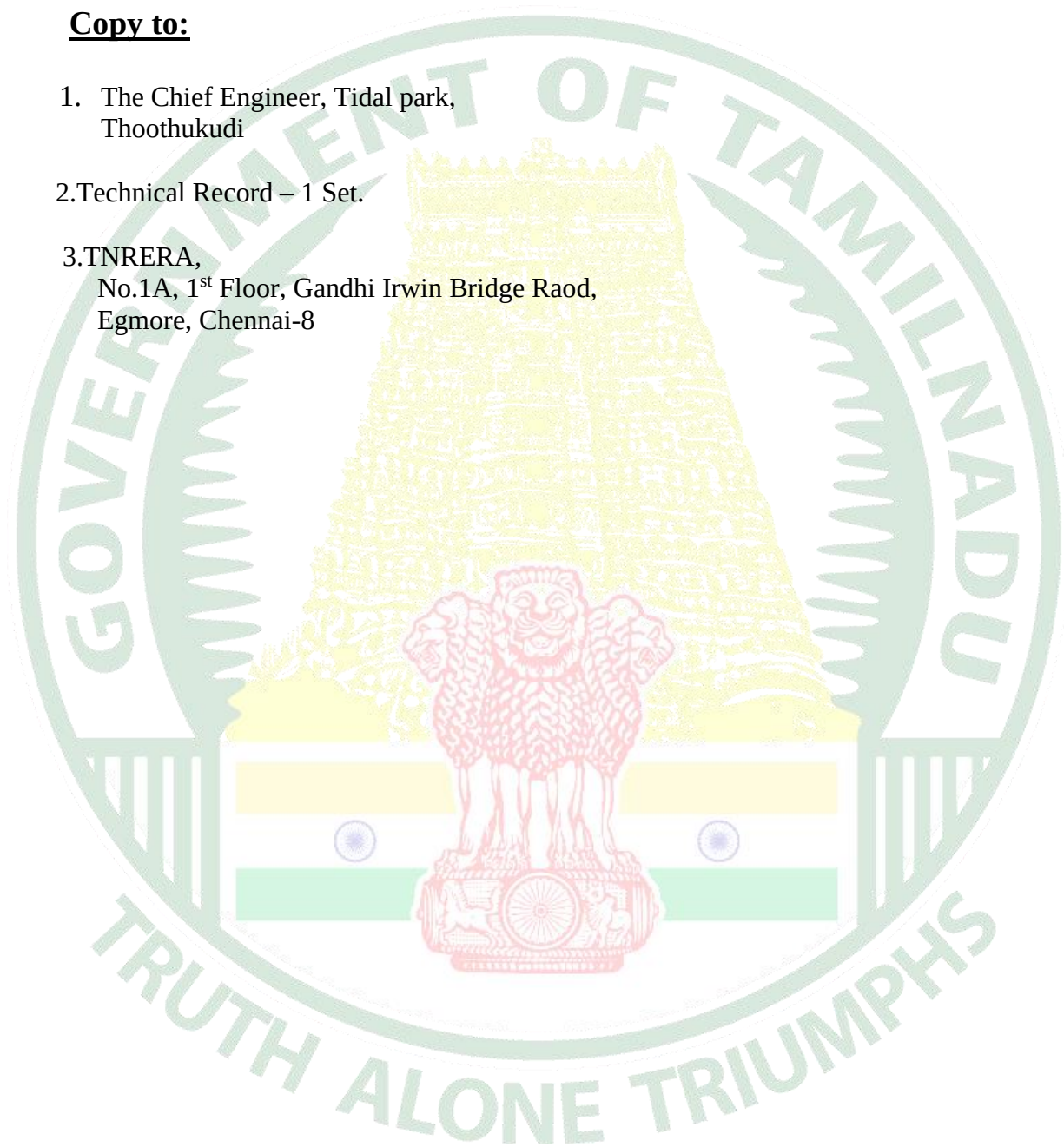
Assistant Director/Member Secretary(i/c),
Thoothukudi Local Planning authority
District Town and Country Planning Office,
Thoothukudi District

To,
The Commissioner,
Thoothukudi Corporation,
Thoothukudi Taluk,
Thoothukudi

Enclosure:
Original Map and Condition - 2 set

Copy to:

1. The Chief Engineer, Tidal park,
Thoothukudi
2. Technical Record – 1 Set.
3. TNRERA,
No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai-8



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.

