

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

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

Online Building Plan Application – Planning Permission

Application No. SWP/BPA/0045991/2023

Date: 11.01.2024

Sir,

Subject: Commercial Building - Office of the Thoothukudi District Town and Country Planning - Thoothukudi District – Kovilpatti Local Planning Area - Kovilpatti Taluk - Kovilpatti Municipality / Village – Ward-E, Block-10, T.S.No.34, 80/6 (Old S.F.No. 623/7 & 623/8) - Extent of 1135.00 Sq.m - Commercial Building(Shops) having FSI Area of 523.09 Sq.m - Technical Clearance issued - forwarded for further action - Regarding.

Reference:

- 1.Made by Applicant Mr.T.K.T.Thilagarathinam and Mrs.T.Vimaladevi, - Online Application No. SWP/BPA/0045991/2023, Dated: 20.10.2023
- 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.District Officer, Fire and Recuse Services Department, Thoothukudi, NOC, letter L.Dis.No.5421/A/2023, Dated: 05.06.2023.
- 15.Demand payment Request letter dated 02.01.2024
- 16.Applicant Mr.T.K.T.Thilagarathinam and Mrs.T.Vimaladevi, Demand Remittance letter dated 08.01.2024

Vide the Online application 1st cited, in the reference Applicants have requested for the approval of Proposed Commercial (Shops) Building in Thoothukudi District, Kovilpatti Local Planning Area, Kovilpatti Taluk, Kovilpatti Municipality / Village, Ward-E, Block-10, T.S.No. 34, 80/6 (Old S.FNo. 623/7 & 623/8), Extent of 1135.00 Sq.m Seeking Approval for Ground Floor Proposed Commercial (Shops) Building of FSI Area 523.09 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 numbered as **Technical Clearance No: SWP/THOOTHUKUDI/BPA/AD/DTCP No. 02/2024 from 11-01-2024 to 10-01-2032 (8 Years)**. The following are the Special and General Conditions.

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

**The Commercial (Shops) Building Area
Area of the Site – 1135.00 Sqm.**

Floor Details	FSI Area in sq.m.	Non FSI Area in sq.m.	Total Built-up Area in sq.m.
Ground Floor	523.09	-	523.09
Head Room	-	32.43	32.43
Total Area	523.09	32.43	555.52

FSI – 0.46 < 2.0

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. Technical Clearance 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, The Director of Town and Country Planning Department has not Legally certified the title to the ownership by granting Technical Clearance, 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 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 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."The Tamil Nadu Government in G.O. MS. No. 112, Housing and Urban Development Department dated: 22.06.2017 has 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."

8.If any Court Case would be pending with reference to this proposal, the Technical Concurrence issued would be treated as INVALID

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

10.With the Reference 4 and 5 mentioned Government Orders and Reference No 10 mentioned Circular 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, Thoothukudi.

(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, Thoothukudi.

(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)

11. Ref No.14 District Officer, Fire and Recuse Services, Thoothukudi issued terms and Condition to be followed and Local body should monitor these before getting Final Approval.

GENERAL CONDITIONS

- 1.The Technical Clearance is issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 49)
- 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 Commissioner, Kovilpatti Municipality** 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

The following fee and charges are collected as follows

Scrutiny Charge - Rs. 2862.00, Dated: 20.10.2023

OSR Charge - Nil

Centage Charge for Land - Rs. 300.00, Dated: 08.01.2024

Centage Charge for Building - Rs. 500.00, Dated: 08.01.2024

Infrastructure and Amenities Charges - Rs. 98512.00, Dated: 08.01.2024

CC Charges - Rs. 5985.00, Dated: 08.01.2024

Security Deposit Charges - Rs. 49256.00, Dated: 08.01.2024

Display Board Charges - Rs. 1500.00, Dated: 08.01.2024

Shelter Charges - Nil

Premium FSI Charges - Nil

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

Enclosure

Original Map and Condition - 2 sets

To,

The Commisioner,
Kovilpatti Municipality,
Kovilpatti Taluk,
Thoothukudi District.

Copy to

1. Mr.T.K.T.Thilagarathinam and Mrs.T.Vimaladevi,

D.No:95,

Pathirakaliamman Kovil Street,

Kovilpatti,

Thoothukkudi – 628501

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.

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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.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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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
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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.

