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REFERENCE
SWP/BPA/123746/2024

ISSUED
28 March 2024

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.

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DIGITALLY VERIFIED RECORD

Di rict Town and Country Planning – Thoothukudi District,
lerpuram 2nd Street, (Near Vikasa School) Thoothukudi – 628 008.
nline Building Plan Application – Planning Permission

ROC NO. SWP/BPA/123746/2024
Date:28.03.2024

To
The Commissioner,
Thoothukudi Corporation,
Thoothukudi.

Business Office (Commercial Building) - Office of The Assistant Director Thoothukudi District -Town and Country Planning – Thoothukudi District – Thoothukudi Taluk – Thoothukudi Local Planning Area - Thoothukudi Corporation -Ward No - C , Block No - 32, T.S No: 12/3 - Extent of 810.00 Sq.M and FSI in 792.13 Sq.m The Proposed construction of Business Office (Commercial Building) - Planning Permission Issued - Forwarded for Further Action - Regarding.

1. The Application Thiru. Mr. S.Milton Online No. NO. SWP/BPA/123746/2024 Dated: 08. 02.2024.
2. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
3. 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
4. G.O.138, Housing and Urban Development Department, dated: 04.06.2004
5. Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/PA2 dated: 05.02.2020.
6. Circular from the Commissioner of Town and Country Planning, Roc no.21075/2009PA1 dated: 27.06.2012.
7. Circular from the Commissioner of Town and Country Planning, Roc no.12201/2017/CB dated: 22.09.2017
8. Circular from the Commissioner of Town and Country Planning, Roc no.14227/2017/CB dated: 14.12.2017
9. Circular from the Commissioner of Town and Country Planning, Roc no.8557 /2019/G.R. dated 08.05.2019
10. Fire NOC letter L.Dis. No: 1648/A/2024 Thoothukudi District office dated: 23.02.2024
11. Demand payment Request letter dated: 24.03.2024
12. The Application, Thiru. Mr.S. Milton Demand Remittance letter dated 26.03.2024

13. LPA Resolution No.12, Dated 15.11.2022

With reference to the letter in the 1st cited, applicant has requested for the approval Business Office (Commercial Building) ,Thoothukudi District ,Thoothukudi Taluk,Thoothukudi Local Planning Area,Thoothukudi Corporation , Ward No - C , Block No - 32, T.S No: 12/3 - Extent of 810.00 Sq.M and FSI in 792.13 Sq.m . The Site has been marked as "ABCDE" and Concurrence for Site Approval Issued.

The Proposed Commercial Building Area:

FLOOR DETAILS	FSI Area (In Sq.m)	NON FSI Area (In Sq.m)	TOTAL BUILT UP AREA (In Sq.m)
Groun floor Floor	372.32	47.49	419.81
First Floor	419.81	----	419.81
Head Room	----	42.18	42.18
Total	**792.13**	**89.67**	**881.80**

FSI = 0.978< 2.00

With the above Area, Building Planning Permission Issued with Special and General Conditions. The Building Planning Permission Number is issued as

SWP/THOOTHUKDI/DTCP /PLANNING PERMISSION NO. 21/2024

From 28 -03-2024 To 27-03-2032.

SPECIAL CONDITIONS:

1. 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 ensured the primary development rights of the applicant by verifying document (lease deed, sale deed, gift deed, etc.) has to be ensured
2. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 mentioned rules and regulation should be followed.
3. 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 right organization to decide this.
4. Government Registered Electrical Contractor must be employed for wiring works during construction.
5. Ref No.10 District Officer Thoothukudi Fire and Recuse Services Issued terms and Condition to be Followed and Local Body Should monitor these before giving Final Approval.
6. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
7. 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 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.
8. Conditions mentioned in the No Objection Certificates obtained from the Central and State Govt Departments must be followed scrupulously.

9. “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.

GENERAL CONDITIONS:

1. Solar water heating system to be provided in the proposed building.
2. Setbacks should be Retained 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. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the water Act 1974 for discharge of sewage and 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 and also provide Necessary Fire Resistance equipment in the proposed Building.
5. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
6. Provide Sufficient Fire Resistance and Fire equipment in proposed Building.
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 to be used Mandatory.
9. 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.
10. If any Court Case would be pending with reference to this proposal, the Planning Permission Issued would be treated as **(INVALID)** Enforcement Action Under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Commissioner.
11. The Commissioner, Thoothukudi Corporation has to ensure, if the construction is done with Additional / Deviation to the Approved Plan before Levy of applicable Taxes.

The following fee and charges were collected:

Scrutiny Charge	-Rs. 2952.00 Dated: 08.02.2024.
Centage Charge for Building	-Rs. 1600.00, Dated: 26.03.2024.
Centage Charge for Land	-Rs. 300.00, Dated: 26.03.2024.
Development charge for land	-Rs.3244.00 Dated: 26.03.2024.
Development Charges for Building	-Rs. 8820.00, Dated: 26.03.2024.
Display Board Charges	-Rs. 1500.00, Dated: 26.03.2024.
Infrastructure & Amenities Charges	-Rs. 149084.00 Dated: 26.03.2024.
C .C. Charges	- Rs. 9493.00 Dated: 26.03.2024.
Security Deposit charge	- Rs.74542.00 Dated: 26.03.2024.

Member Secretary (I/C) / Assistant Director,
Thoothukudi Local Planning Authority,
District Town & Country Planning Office,
Thoothukudi.

Enclosure:

Original Map and Condition - 2 sets

Copy to

Thiru - S Milton,
105D, Trivandrum Road,
Palaiyankottai ,
Tirunelveli-627 002.

1. Technical Record – 1 Set.

2. TNRERA,
No.1A, 1st Floor, Gandhi Irwin Bridge Raod,
Egmore,
Chennai.

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.