

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/149274/2024

Date: 30.05.2024

Additional Industrial Building – Thoothukudi District Town and Country Planning –Thoothukudi District-Thoothukudi Taluk-Thoothukudi Local Planning Authority- Thoothukudi Corporation– Meelavittan Part -1 village, SF. No. 1262B/2B2B, 3B2, 4A2, 4B2, 1271/2, 3, 4 & 5 – The Proposed Additional Construction In The Existing Decorticating Dhall By Hand Grinding Industrial Building using 15 HP Electric power– Total Site area 45800.00sq.m – Proposed additional FSI area 4365.25 Sq. m –Planning Permission Issued - Forwarded for Further Action - Regarding.

Reference:

1. M/s. Chakiat Agencies Pvt. Ltd, Online Application Reference No. SWP/BPA/149274/2024, Dated: 02.03.2024.
2. The Director of Town & Country Planning Department, Chennai, Roc No: SWP/BPA/149274/2024, Dated: 22.05.2024.
3. Member Secretary, Thoothukudi Local Planning Authority office, Proceedings letter ROC.No.1733/2007/TLPA, dated: 11.01.2008.
4. Meelavittan Panchayat President Letter No.K.Dis.92/2007-2008 dated: 30.01.2008.
5. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017
7. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021
8. G.O.No.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. No.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. 21075/2009/BA1, Dated: 27.06.2012
- 13.Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017

14. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl. Cell, Dated: 14.12.2017
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020
16. District officer, Fire & Rescue Services, Thoothukudi, L.Dis.No.TN-3136/A/2024, Dated: 26.03.2024.
17. Government Order No: 102, Housing and Urban Development Department, dated: 05.07.2018.
18. Demand payment Request letter dated: 24.05.2024.
19. The M/s Chakiat Agencies Pvt. Ltd., Demand Remittance Letter Dated: 27.05.2024.
20. LPA Resolution NO.12, Dated 15.11.2022.

With reference to the 1st Cited letter, the Applicant M/s.Chakiat Agencies Pvt. Ltd, has requested for the approval of Industrial building at Thoothukudi Taluk, Thoothukudi Local Planning Authority, Thoothukudi Corporation, Meelavittan Part -1 Village, SF. No. 1262B/2B2B, 3B2, 4A2, 4B2, 1271/2, 3, 4 & 5, the Proposed Additional Construction in The Existing Decortivating Dhall by Hand Grinding (Industrial Building) having 15HP Electric power in Total site area 45800.00sq.m with Proposed additional FSI area of 4365.25 Sq. m. The same has been forwarded to the Director, DTCP for Concurrence. As per 3rd cited reference, The Member Secretary, Thoothukudi Local Planning Authority, Proceedings letter ROC.No.1733/2007/TLPA, dated: 11.01.2008 approval has been given for FSI Area of 4151.21 Sq. m. The site boundary has been marked as “A to H” and the Technical Concurrence for the Industrial Building has been issued by the Director, DTCP as per 2nd cited reference.

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.207/2024 and PLANNING PERMISSION is issued and Numbered as SWP/THOOTHUKUDI/B.P. A/A. D/D.T.C. P No .40/2024 (SWP/TUTY) from 30.05.2024 to 29.05.2032.**

The area statement for the Proposed Desalination Plant Industrial Building is as below.

Area of the Site – 45800.00Sq.m.

Total FSI- 8516.46 Sq. m.

FSI Achieved 0.186 < 1.50

Proposed Additional Industrial Building Area Details (Green Category – Decorticating Dhall by Hand Grinding)

S.NO	Block	Description	FSI Area (In Sq. m)	NON FSI Area (In Sq. m)	TOTAL AREA (In Sq. m)
Existing Approved Building					
1	Block-1	Working Shed	4151.21	-	4151.21
2	Block-2	Toilet (Yet to be constructed)	-	18.58	18.58
Total			4151.21	18.58	4169.79
Proposed Additional Existing Building					
3	Block-3	Office - Ground Floor	85.44	---	85.44
4		Office – First Floor	32.65	----	32.65
5	Block-4	Parking Shed -1		77.00	77.00
Total			118.09	77.00	195.09
Proposed Building					
6	Block-5	Work Shed- 2	4247.16	----	4247.16
Grand Total			8516.46	95.58	8612.04

The Technical Clearance & Planning Permission issued with the following Special and General Conditions

Special Conditions:

1. The OSR 1 to 4 having an OSR area of - 4600.00 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. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions stipulated in the No Objection Certificates obtained from the Central and State Government Departments must be fulfilled scrupulously.
4. 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.

5. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage.
6. 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.
7. 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.
8. 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.
9. 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 documents. (Lease deed, sale deed, gift deed, etc.).
10. G.O.No.18, Department of Municipal Administration and Water Supply dated 04.02.2019 mentioned rules and regulations should be followed.
11. As per G.O.No.18 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 Approved Drawing.
12. Government Registered Electrical Contractor must be employed for wiring works during construction.
13. Ref No.16 District Officer Thoothukudi Fire and Recuse Services Issued terms and Condition to be followed and Local Body Should monitor these before giving Final Approval.

General Conditions

1. As per TNCD & BR,2019, Rule 44(1)(a)(ii)(h)(2) Solar water heating system and

- solar photo voltaic panels to be erected at the 1/3 portion of total terrace 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. Fire rescue equipment should be provided as per Rules.
 7. As per G.O. No. 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
 8. Fly Ash bricks and Materials must be used for construction.
 9. Setbacks should be retained as per Approval Drawing.
 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 Thoothukudi Corporation Commissioner has to ensure if the construction is done with Additional / Deviation to the approved plan before Levy of the applicable Taxes.

The following fee and charges were collected:

Scrutiny Charge	-Rs. 85905.00, Dated: 02.03.2024.
Centage Charge for Building	-Rs. 2000.00, Dated: 27.05.2024.
Centage Charge for Land	-Rs. 300.00, Dated: 27.05.2024.
Development Charges for Building	-Rs. 64598.00, Dated: 27.05.2024.
Development Charges for Land	-Rs. 137400.00, Dated: 27.05.2024.
Display Board Charges	-Rs. 1500.00, Dated: 27.05.2024.
Infrastructure & Amenities Charges	-Rs. 820808.00, Dated: 27.05.2024.
Shelter charge	-Rs. 97068.00, Dated: 27.05.2024.

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

To:

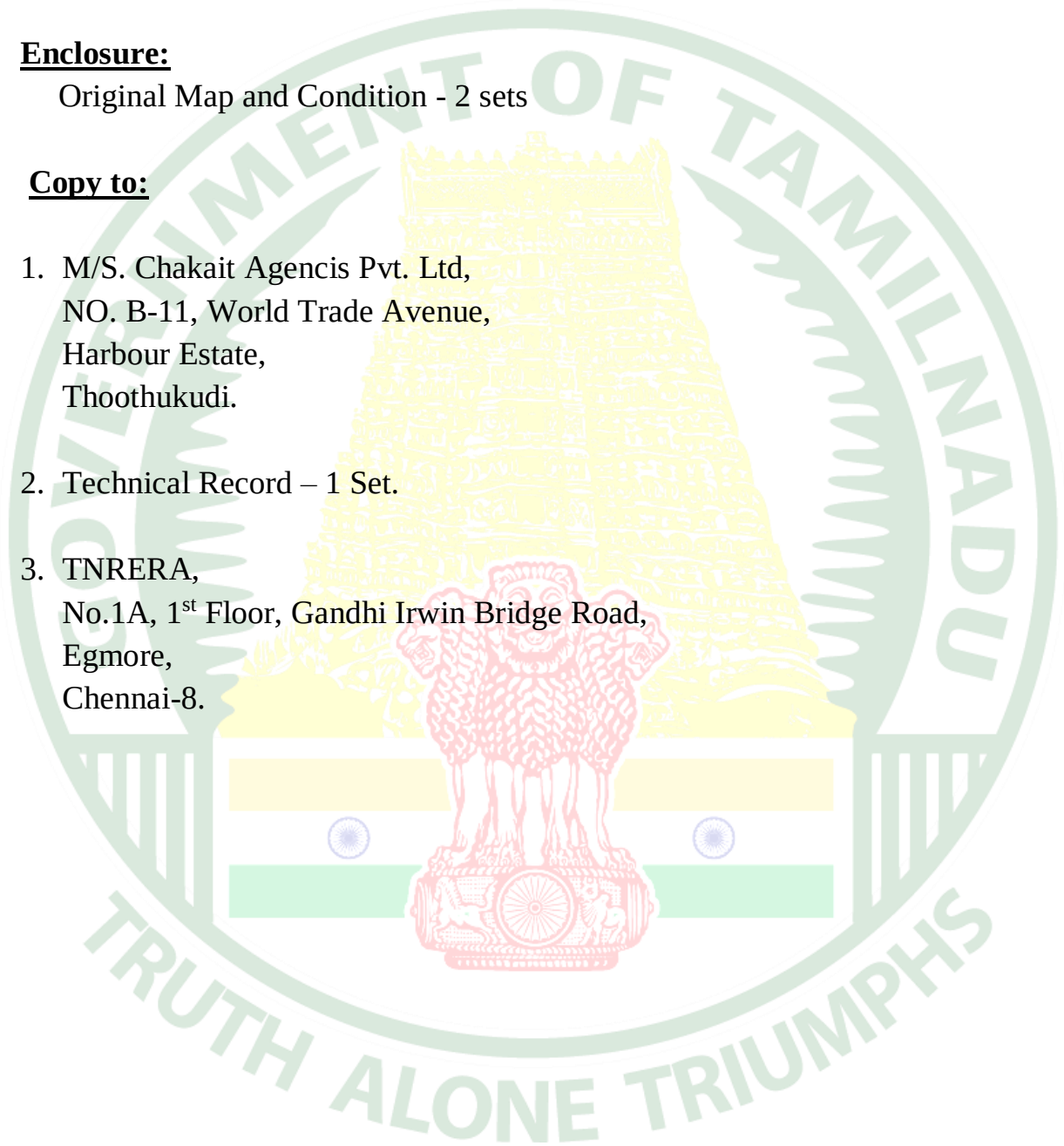
The Commissioner
Thoothukudi Corporation,
Thoothukudi District.

Enclosure:

Original Map and Condition - 2 sets

Copy to:

1. M/S. Chakait Agencis Pvt. Ltd,
NO. B-11, World Trade Avenue,
Harbour Estate,
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.

