

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

ROCNO: SWP/BPA/212288/2024

Date: 24.08.2024

Subject: Commercial Building - Office of the Thoothukudi District Town and Country Planning - Thoothukudi District - Thoothukudi Taluk - Thoothukudi Local Planning Area - Thoothukudi City Municipal Corporation (West Zone)- Palayamkottai Road West (Millerpuram) T.P. Scheme - Ward-C, Block-31, T.S. No. 10/2 & 11/2 with an extent of 2075.00 Sq. m - Proposed Construction of Commercial Building having Total FSI Area of 4035.33 Sq. m - Technical Clearance issued - forwarded for further action - Regarding.

Reference:

1. Director of Town and Country Planning, Chennai Order No. Roc no. SWP/BPA/212288/2024, Dated: 05.08.2024.
2. Application for Approval made by Applicant Mr C. Joseph Yogesh - Online Application No. SWP/BPA/212288/2024, Dated: 01.05.2024
3. Assistant Director, Thoothukudi District Town and country Planning office Online Application No. SWP/BPA/212288/2024, Dated: 16.05.2024 (Forwarded to DTCP Chennai)
4. G.O.86, Housing and Urban Development Department, dated 28.03.2012.
5. G.O.85, Housing and Urban Development Department, dated 16.05.2017.
6. G.O.01, Housing and Urban Development Department, dated 05.01.2021.
7. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019.
8. G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020.
9. G.O.54, Housing and Urban Development Department, dated 12.03.2020.
10. G.O.138, Housing and Urban Development Department, dated 04.06.2004
11. Circular from the Director of Town and Country Planning, Roc No. 7486/2009/BA2, Dated: 16.04.2009.
12. Circular from the Director of Town and Country Planning, Roc no. 21075/2009/BA1, Dated: 27.06.2012.
13. Circular from the Director of Town and Country Planning, Roc No. 12201/2017/BA1, Dated: 22.09.2017.
14. Circular from the Director of Town and Country Planning, Roc No. 14227/2017/Special Cell, Dated: 14.12.2017.
15. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/BA2, Dated: 05.02.2020.
16. District Officer, Fire and Rescue Services, Thoothukudi District NOC L.Dis.No.4513/A/2024, Dated: 03.05.2024.
16. Demand payment Request letter, dated: 14.08.2024
17. Applicant Mr C. Joseph Yogesh, Demand Remittance letter, dated: 22.08.2024.
18. LPA resolution No.12 dated 15.11.2022.

Vide the Online application 2nd cited in the reference, the applicant Mr C. Joseph Yogesh has requested for the approval of Proposed Construction of Commercial Building at Thoothukudi District, Thoothukudi Taluk, Thoothukudi Local Planning Area, Thoothukudi City Municipal Corporation (West Zone), Palayamkottai Road West (Millerpuram) T.P.Scheme, Ward-C, Block-31, T.S.No. 10/2 & 11/2 with an extent of 2075.00 Sq. m. Proposed Construction of Commercial Building having Total FSI Area of 4035.33 Sq. m. and after scrutiny the same was forwarded to Directorate of Town and Country Planning, Chennai online for Concurrence on 16.05.2024.

In continuation to that, with reference to the letter 1st cited, The Technical Clearance for the Proposed Construction of Commercial Building has been issued by the Director of Town and Country Planning, Chennai, Roc No. SWP/BPA/212288/2024, Dated: 05.08.2024 under the following Special and General Conditions.

The boundary of the site has been marked as "A to D". 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: 363 /2024 and Planning Permission is issued & Numbered as SWP/THOOTHUKUDI/BPA/AD. DTCP No. 61/2024 from 24-08-2024 to 23-08-2032 (8 Years)**

The area statement for the Proposed Construction of Commercial Building is as below

Area of the Site - 2075.00 Sq. m

Description	Use	FSI Area in Sq. m	Non FSI Area in Sq. m	Total Built-up Area in Sq. m
Stilt Floor	Parking	-	1345.11	1345.11
First Floor	Retail Shop	1345.11	-	1345.11
Second Floor	Business Office	1345.11	-	1345.11
Third Floor	Business Office	1345.11	-	1345.11
Head Room		-	98.15	98.15
Total Area		4035.33	1443.26	5478.59

Total FSI Area - 4035.33 Sq. m

FSI Achieved - 1.945

SPECIAL CONDITIONS

1. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions stipulated in the No Objection Certificates obtained from the Central and State Govt Departments must be followed scrupulously.
3. 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.

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. Initial verification of the documents (lease deed, sale deed, gift deed, etc.) submitted by the applicant's is above verified for the applicant's entitlement to develop in the site.

If any person wishes to purchase the property 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.

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

GENERAL CONDITIONS

1. As per TNCD&BR-2019, Rule No. 44(1)(a)(ii)(h) Solar water heating system to be erected at the 1/3 portion of total terrace area of the proposed building.
2. Parking area to be utilized only for parking purpose mentioned 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. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.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 GO 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 18, MAWS, dated: 04.02.2019 a display board of size 60cm x 120cm to be erected which shows site details, building details and BDO engineer details at the place of construction, FSI and Setbacks should be Retained as per Approval Drawing.

The following fee and charges are collected as follows

Scrutiny Charge - Rs. 14070.00, Dated: 01.05.2024
Centage Charge for Land - Rs. 300.00, Dated: 22.08.2024
Centage Charge for Building - Rs. 5000.00, Dated: 22.08.2024
Infrastructure and Amenities Charges - Rs. 758768.00, Dated: 22.08.2024
C.C. Charges - Rs. 58971.00, Dated: 22.08.2024
Security Deposit - Rs. 379384.00, Dated: 22.08.2024
Display Board Charges - Rs. 1500.00, Dated: 22.08.2024
Shelter Charges - Rs. 294452.00, Dated: 22.08.2024
Development Charge for Land - Rs. 8300.00, Dated: 22.08.2024
Development Charge for Building - Rs. 54790.00, Dated: 22.08.2024
Premium FSI Charges - Nil
OSR Charges - Nil

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

Enclosure:

Original Map and Condition - 2 sets

To,
The Commissioner,
Thoothukudi City Municipal Corporation,
Thoothukudi.

Copy to

1.Mr. C. Joseph Yogesh,
Door No. 52,
North Pillaiyar Kovil Street,
Thoothukudi.

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.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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

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The registers themselves, read for you.

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Patta and Chitta

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What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

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What the plan says can happen on this land.

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CMDA land use check

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Registers and directories

Who holds it, and which office keeps the record.

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