

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/220099/2024

Date: 14.09.2024

To,
The Commissioner,
Kovilpatti Municipality,
Thoothukudi.

Subject:

Commercial Building comprising Shop, Textile Shop and Business Office (Ground and Stilt+4 Floors) - District Town and Country Planning Office -Thoothukudi District – Kovilpatti Local Planning Area – Kovilpatti Taluk- Kovilpatti Municipality- Ward-A, Block-7, T.S.No.80 - Extent of 2247.00 Sq. m – (FSI in 3634.74 Sq. m)– Building - Planning Permission Issued - Forwarded for Further Action - Regarding.

Reference

1. The Applicant Thiru R Venkataramani and Thiru R Murugan Online Application No: SWP/BPA/220099/2024 Dated: 11.05.2024.
2. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
3. G.O.18, Municipal Administration and Water Supply Department, Dated: 04.02.2019 and G.O.16, Municipal Administration and Water Supply Department, 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. District Officer, Thoothukudi Fire and Rescue Services letter No –L Dis.No 2418/A/2024, Dated: 13.03.2024.

11. Southern Railway Divisional Office Madurai NOC NO-SR-MUD0ENGG(NOC) 57/2020 Dated 19/10/2023
12. Demand payment Request letter Dated: 28.08.2024.
13. The Applicant R Venkataramani and R Murugan Online Application No: SWP/BPA/220099/2024 Demand Remittance letter dated: 10.09.2024.

With reference to the letter in the 1st cited, Applicant has requested for the approval of Commercial Building comprising Shop, Textile Shop and Business Office (Ground and Stilt+4 Floors) at Thoothukudi District, Kovilpatti Local Planning Area, Kovilpatti Taluk, Kovilpatti Municipality, Ward-A, Block-7, T.S.No.80 with an Extent of 2247.00 Sq. m (FSI in 3634.74 Sq. m). The Site has been marked as “ABCD” and Concurrence for Site Approval Issued.

Building Area Details:

Type Of Building	FSI Area In Sq. m	Non FSI Area In Sq. m	Total Area In Sq. m
Stilt floor and Ground floor (Shop and Parking)	75.13	858.94	934.07
First floor (Textile shop)	790.49	—	790.49
Second floor (shop)	923.03	—	923.03
Third floor (Office& shop use)	923.06	—	923.06
Fourth floor (Office use)	923.03	—	923.03
Head Room	—	107.29	107.29
Grand Total	3634.74	966.23	4600.97

FSI – 1.69 < 2

With the above Area the Technical Clearance and Planning Permission is issued and numbered as **SWP/THOOTHUKUDI/ B.P.A/A.D/D.T.C.P. No.21/2024 (SWP/TUTY) from 14-09-2024 to 13-09-2032**. The following are the Special and General conditions.

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.)
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 are 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. 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, FSI and Setbacks should be Retained as per Approved Drawing.
5. Government Registered Electrical Contractor must be employed for wiring works during construction.
6. 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.
7. The conditions mentioned in the Railway NOC cited in 11 reference, has to be followed and the Local Body should monitor this before giving final approval. If any deviations are noted, the approval would be treated as **INVALID**.
8. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
9. 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.
10. Conditions mentioned in the No Objection certificates obtained from the central and state Govt Departments must be followed scrupulously.

11.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 to the proposed building.
2. Setbacks should be retained as per Approved Drawing and as specified by Railway Department if any.
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 to be used mandatorily.
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, Kovilpatti Municipality 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 are collected as follows:

Scrutiny Charge Rs. 12416.00 Dated: 11.05.2024
C.C harges Rs. 49521.00 Dated: 10.09.2024
Centage Charge for Building Rs. 3800.00, Dated: 10.09.2024.
Centage Charge for Land Rs. 300.00, Dated: 10.09.2024.
Development Charges for Building Rs. 46010.00, Dated: 10.09.2024.
Development Charges for Land Rs. 9096.00, Dated: 10.09.2024.
Display Board Charges Rs. 1500.00, Dated: 10.09.2024.
Infrastructure & Amenities Charges Rs. 683380.00, Dated: 10.09.2024.
Shelter Charge Rs.152477.00, Dated: 10.09.2024
Security Deposit Charge Rs.341690.00 ,Dated 10.09.2024

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

Enclosure:

Original Map and Condition - 2 sets

Copy to

1. M/s.E.M.A.R. Silks and Readymades Pvt. Ltd.,
D.No.3, Pasuvanthanai,
Kovilpatti
Thoothukudi-628501

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.

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Verify My Land

Every record check run on one property and returned as a single report.

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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.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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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
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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

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Chennai 600 097, India
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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.

